



The Nursery
West Auckland DL14 9HQ
£90,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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The Nursery

West Auckland DL14 9HQ



- Two Bedroom Bungalow
- EPC grade D
- Gas Central Heating

- Mid Terrace Stone Fronted
- Rear Yard
- Double Glazing

- Spacious Accommodation
- Village Location
- Call To View Today !!!

Offered for sale chain free. A deceptively spacious two bedroom mid terrace bungalow. Located in West Auckland. The property comprises of:- Lounge, dining area, fitted kitchen. Two bedrooms and useful large storage room housing central heating boiler and fitted bathroom. Gas central heating system and double glazing. Immediately to the rear of the property there is an enclosed yard with outhouse. The rear of the property is not overlooked.

Good access for local amenities. Internal inspection recommended.

Entrance Hallway

Entrance via uPVC double glazed entrance door, double central heating radiator and coving to ceiling.

Bedroom One

15'00 x 8'07 (4.57m x 2.62m)

With uPVC double glazed window to the front elevation, coving to ceiling and central heating radiator.

Bedroom Two

8'09 x 13'06 (2.67m x 4.11m)

With uPVC double glazed window to the rear elevation, coving to ceiling, loft access and central heating radiator.

Lounge/Diner

17'09 x 13'08 (5.41m x 4.17m)

Having uPVC double glazed window to the front elevation, coving to ceiling, central heating radiator, free standing fireplace with electric fire, arch through to separate dining room area with double central heating radiator

Storage/Utility Room

5'04 x 9'02 (1.63m x 2.79m)

A useful multi functional room which could be used as a playroom, craft room or a room to house washing machine, tumble dryer etc. uPVC double glazed window to the rear, central heating radiator and housing wall mounted gas combination boiler.

Kitchen

11'06 x 6'09 (3.51m x 2.06m)

Fitted with a range of wall, drawer and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap and drainer, tiled splash backs, integrated gas hob, electric double oven with extractor hood above, space and plumbing for washing machine, coving to ceiling and UPVC double glazed window to the side aspect. UPVC double glazed rear door

Inner Hallway

Storage Cupboard.

Bathroom

White suite fitted with a panelled bath, electric shower over, wc, wash hand basin, tiled walls, UPVC double glazed window and central heating radiator.

Externally

Immediately to the rear of the property there is an enclosed yard with outhouse. The rear of the property is not overlooked.

Energy Performance Certificate

To view the energy performance certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2808-9030-6248-6538-5924>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains pre-payment meter

Sewerage and water: Mains

Mobile Signal/coverage: Limited but we suggest you contact your provider to confirm coverage

Broadband: Superfast Fibre Broadband, Highest available download speed 74-80 Mbps Highest available upload speed 19 - 20 Mbps

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum

2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Medium risk of surface water flooding. low risk of flooding from rivers and the sea

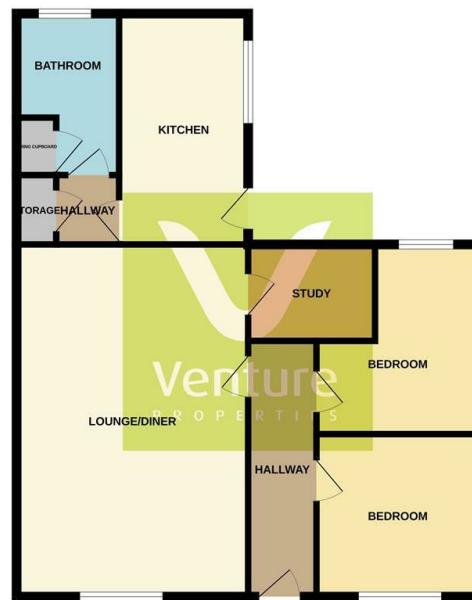
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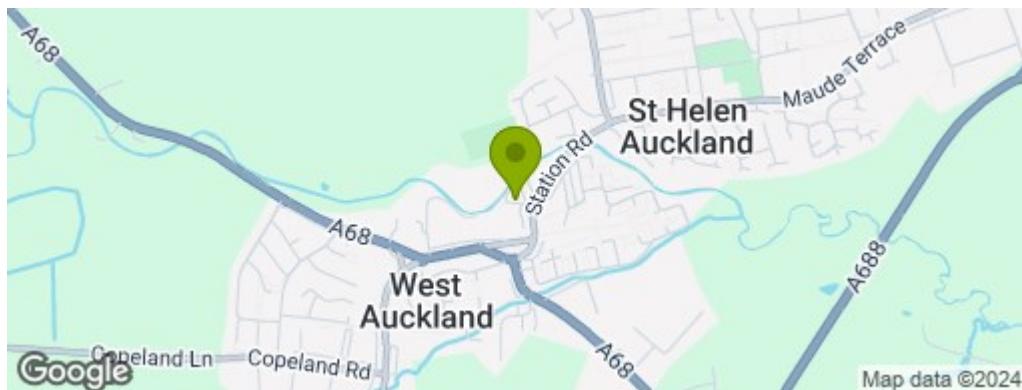
Agents Note

Please be advised there is some land to the rear of the property which is registered with the property however this will not be included in the sale and solicitors will amend the title.

GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are subject to a margin of error. We cannot accept responsibility for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Property Information

Durham County Council - Council Tax Band A
Tenure - Freehold

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