



Limestone Way

Coundon, Bishop Auckland DL14 8JL

Offers Over £150,000





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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Limestone Way

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- Immaculate Family Home
- EPC Grade B
- UPVC Double Glazed

- Must See
- Ground Floor WC, First Floor Bathroom and Second Floor En Suite
- Gas Central Heating

- Three Bedroom Town House
- Spacious Lounge
- Enclosed Garden

This beautifully presented semi-detached townhouse offers an ideal family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and style. The modern décor throughout the house creates a welcoming atmosphere, making it easy to envision your family settling in.

The property boasts a spacious reception room, providing ample space for relaxation and entertaining. Whether you prefer a cosy night in or hosting gatherings with friends and family, these versatile living areas cater to all your needs. Additionally, the house features two bathrooms, ensuring convenience for busy mornings and family life.

With gas central heating and UPVC double glazing, you can enjoy warmth and energy efficiency throughout the year. The village location adds to the appeal, offering a peaceful environment while still being within reach of local amenities and transport links.

This delightful home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this lovely property your own.

Ground Floor

Entrance Porch

Access into a useful porch area having a central heating radiator with ample space for cloaks hanging if required

Lounge

15'2" x 11'1" (4.63m x 3.64m)

Having UPVC window, wood effect laminate flooring, central heating radiator and access to a useful storage cupboard.

Inner Hallway

Stairs rise to the first floor.

Cloakroom/WC

Having WC, wash hand basin, extraction fan and central heating radiator.

Kitchen/Diner

11'10" x 7'9" (3.615m x 2.368m)

The kitchen area is fitted with grey base and wall units with white laminate work surfaces over, integrated electric oven, gas hob and extraction fan above, slim line dishwasher, fridg, freezer and washing machine. One and half bowl stainless steel sink unit with UPVC window above overlooking the rear garden. The gas central heating boiler can be located in this room.

The dining area has ample space for a dining table, UPVC patio doors to the rear garden and a central heating radiator.

First Floor

Landing

Stairs rise from the inner hallway and provide access to the B.C. rest floor accommodation, stairs to the second floor and warmed by a central heating radiator.

Bedroom Two

11'1" x 10'5" max (3.644m x 3.184m)

Located to the front elevation of the property having two UPVC windows, wood effect laminate flooring and central heating radiator.

Bathroom/WC

Fitted with a three piece suite comprising bath, WC and wash hand basin. Obscured UPVC window, central heating radiator and extraction fan.

Bedroom Three

8'11" x 12'0" max (2.740m x 3.675m)

Located to the rear elevation of the property again having wood effect laminate flooring, UPVC window with open views and a central heating radiator.

Second Floor

Landing

Stairs rise from the first floor and provide access to a useful storage cupboard.

Bedroom One

8'6" x 16'9" (2.602m x 5.127m)

A lovely bright room having wood effect laminate flooring, UPVC window and central heating radiator.

Ensuite/WC

Fitted with a three piece suite comprising corner shower cubicle with mains shower, WC, wash hand basin, partially tiled, central heating radiator, extraction fan and ceiling spot lights

Exterior

To the front of the property is an extended driveway allowing off road parking, whilst to the rear is an enclosed garden with gated access to the front. The rear garden has been landscaped to create three areas, a paved patio, a lawned area and a concrete area to the bottom. The Sauna is included with in the sale of this property.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3001-4060-2222-5465>

EPC Grade B

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 900 Mbps. Highest available upload speed 110 Mbps.

Mobile Signal/coverage: Likely with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1,894.71 (Maximum 2025)

Energy Performance Certificate Grade B

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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

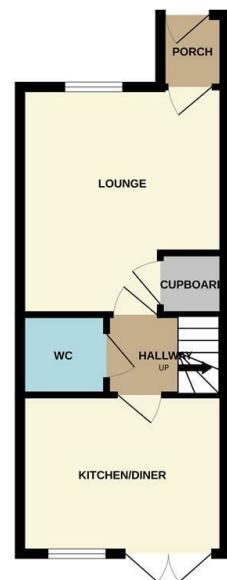
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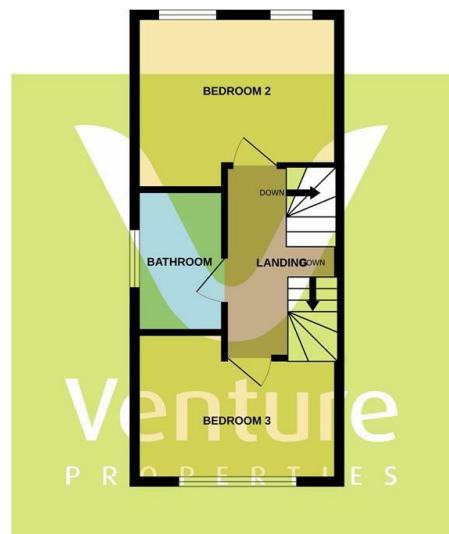
Agents Note

Please note the pathway to the side of the property is shared with the neighbouring property. The cold water tub is not included as part of the sale.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, rooms and distances are approximate and no responsibility is taken for any errors, omissions or misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

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