



**Fairfield Court**  
Bishop Auckland DL14 9TG  
**£165,000**







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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# Fairfield Court

## Bishop Auckland DL14 9TG



- Three Bedroom Detached
- EPC Grade C
- Popular Location

- Modern Fully Fitted Kitchen
- Rear Garden
- Shower Room

- Garage & Driveway
- Lounge & Dining Room
- Ground Floor WC

A well presented modern three bedroom detached property situated conveniently in a popular neighbourhood, with a range of local amenities right on the doorstep, such as schools, shopping facilities, and hospitality establishments. A family home offering a Hallway, Ground Floor WC, Lounge, Dining Room, Fully Fitted Kitchen. To the first floor are Three Bedrooms and a Family Shower Room.

Externally to the side is a lengthy driveway allowing for off road parking leading to single garage. To the rear is a good sized rear garden laid to lawn and patio area.

There are excellent transport links too, with plenty of A roads leading to nearby towns and further afield.

### GROUND FLOOR

#### Entrance Hallway

Via front entrance door, central heating radiator and stairs rising to first floor.

#### Ground Floor WC

Fitted with a white suite comprising of wash hand basin set to vanity unit, wc and chrome heated towel rail.

#### Lounge

13'06 x 12'00 (4.11m x 3.66m)

With central heating radiator and uPVC double glazed window to front.

#### Dining Room

9'07 x 6'10 (2.92m x 2.08m)

Having double glazed patio doors to garden, central heating radiator.

#### Kitchen

9'06 x 8'02 (2.90m x 2.49m)

Fitted with a modern range of wall and base units having contrasting quartz work surfaces over, sink unit with mixer tap, integrated double eye level oven and separate electric hob, integrated dishwasher, integrated washer/dryer, space for fridge freezer, tiled splash backs and flooring, spot lighting to ceiling, vertical radiator, storage cupboard and uPVC double glazed window and door to rear.

### FIRST FLOOR

#### Landing

Having airing cupboard and uPVC double glazed window to side.

#### Bedroom One

12'00 x 9'04 (3.66m x 2.84m)

With double fitted wardrobe, central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

9'11 x 9'04 (3.02m x 2.84m)

Having central heating radiator and uPVC double glazed window to rear.

#### Bedroom Three

9'01 x 5'11 (2.77m x 1.80m)

With central heating radiator, over stairs storage cupboard and uPVC double glazed window to front. This room is currently used as a home office.

#### Shower Room/WC

Fitted with a double walk in shower unit with mains shower over, WC, wash hand basin set to vanity unit, tiled flooring and walls, heated towel rail, and opaque double glazed window to rear.

#### Externally

Externally to the side is a lengthy driveway allowing for off road parking leading to single garage which has mains electric and lighting.

To the rear is a good sized rear garden laid to lawn and patio area.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=dl149tg>

EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available (Highest available download speed 80 Mbps, Highest available upload speed 20 Mbps)

Mobile Signal/coverage: Limited, we recommend you speak with your provider regarding service coverage.

Council Tax: Durham County Council, Band: C. Annual price: £2,144.69 (Maximum 2024)

Energy Performance Certificate Grade C

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

#### Disclaimer

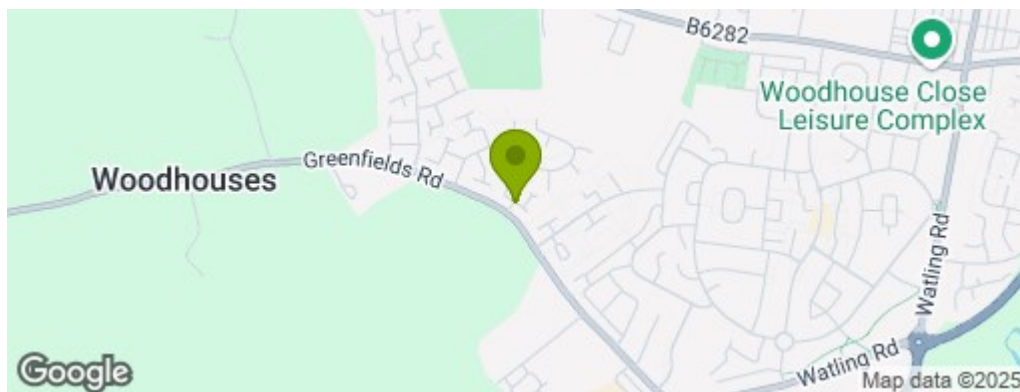
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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

Council Tax Band C - Durham County Council  
Tenure - Freehold

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