

# KAN MOVE

## Estate Agents

3 bed End Terrace House for sale - £119,950

Whitby Close - Bishop Auckland



Council Tax Band: A

EPC Rating: D

Popular residential location on the outskirts of BISHOP AUCKLAND, Three bedroom extended end terraced house, with Lounge, Kitchen opening through into a Conservatory, First floor bathroom, gas fired central heating system, Upvc double glazing, Block paved double drive to the front, large garden to the rear. NO ONWARD CHAIN We are informed the property is FREEHOLD



**1 Bathrooms**

**3 Beds**

- THREE BEDROOM EXTENDED END TERRACED HOUSE
- KITCHEN OPEN PLAN INTO CONSERVATORY
- EXTENDED LOUNGE
- LARGE REAR GARDEN
- DOUBLE DRIVE TO THE FRONT
- GAS FIRED CENTRAL HEATING SYSTEM

SCAN FOR DETAILS

### **Entrance Hallway**

Upvc Double glazed door to the front, laminate flooring

### **Lounge 17' 0" x 13' 0" (5.18m x 3.96m)**

Upvc Double glazed window and French Doors the front, upon plan stairs to first floor. SPot lights to ceiling.

### **Kitchen 9' 0" x 12' 0" (2.74m x 3.65m)**

Wall and Base units, stainless steel sink unit, gas Hob, electric oven and extractor hood, tiled flooring, opening into the Conservatory.

### **Conservatory 11' 0" x 9' 0" (3.35m x 2.74m)**

Half brick construction with Upvc double glazed windows and French doors to the side.

### **Landing**

Storage cupboard, loft access

### **Bedroom One 12' 0" x 9' 0" (3.65m x 2.74m)**

Upvc double glazed window to the front, spot lights to ceiling.

### **Bedroom Two 9' 0" x 10' 0" ple fitted robes (2.74m x 3.05m)**

Fitted Wrdrobes, Upvc double glazed window to the rear.

### **Bedroom Three 14' 0" x 8' 0" narrowing to 5' 0" (4.26m x 2.44m x 1.52m)**

Upvc double glazed window to the front.

### **Bathroom**

Bath, separate shower cubicle with shower off the mains, low level W/C, wall mounted Chrome heated towel rail, part tiled walls, loft access, upvc double glazed window to the rear,

### **Brick storage/outhouse**

Brick storage/outhouse housing the wall mounted boiler, utility meters.

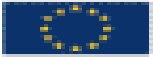
### **Externally**

Block paved drive to the front, side access to the rear garden patio area.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plans, sections, elevations and other details are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with any professional's drawings. The layout, content and appearance of this plan are subject to change without notice and are provided as a guide only.



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