

# KAN MOVE

## Estate Agents

3 bed Terraced House for sale - £69,950

Appleby Street - Bishop Auckland



Council Tax Band: A

EPC Rating: D

With NO ONWARD CHAIN this Three Bedroom Mid Terraced House, situated within walking distance to Bishop Auckland Town Centre having easy access to all Local schools, bus routes and shops.

Accommodation offering spacious Lounge/Diner with open plan staircase, kitchen/Breakfast into a separate utility with W/C, first floor bathroom. To the front of the property is a large mature garden, to the rear is a enclosed yard. The property benefits from double glazing and gas fired central heating system.

**2 Bathrooms**

**3 Beds**



SCAN FOR DETAILS

- THREE BEDROOM MID TERRACED HOUSE
- GAS FIRED CENTRAL HEATING SYSYTEM
- GROUND FLOOR UTILITY/CLOAKS W/C

- SPACIOUS LOUNGE/DINING ROOM
- LARGE MATURE GARDEN TO FRONT
- ENCLOSED YARD TO REAR

### **Entrance**

UPVC double glazed door into the lounge

### **Lounge 23' 0" x 13' 0" (7.01m x 3.96m)**

Upvc Double glazed window to the front, Feature fire surround and hearth, Upvc Double glazed french doors to rear yard, open plan stairs with understairs storage cupboard, laminate flooring.



### **Kitchen/Breakfast 14' 0" x 6' 0" (4.26m x 1.83m)**

UPVC double glazed window to the side, UPVC Double glazed door to the side out to rear yard, stainless steel sink unit with mixer tap, plumbing for dishwasher (included), matching wall, base units with drawers, breakfast bar, electric hob with extractor hood, eye level electric oven, tiled flooring.



### **Utility/ Cloaks W/C**

Wall mounted wash hand basin, low level W/C, plumbing for washing machine, Upvc Double glazed window to side.

### **Landing**

Loft access

### **Bedroom One 10' 0" x 11' 0" (3.05m x 3.35m)**

Laminate flooring, UPVC Double glazed window to front, storage cupboard housing the baxi boiler.

### **Bedroom Two 10' 0" x 6' 0" (3.05m x 1.83m)**

UPVC Double glazed window to side, laminate flooring

### **Bedroom Three 10' 0" x 6' 0" (3.05m x 1.83m)**

UPVC Double glazed window to rear.

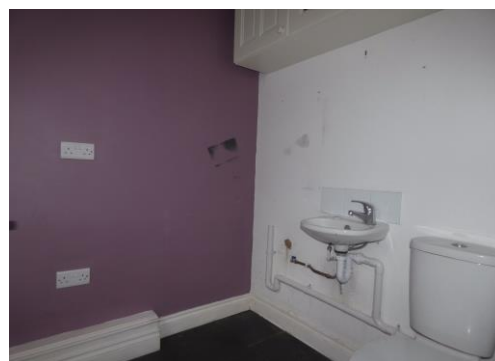


### **Bathroom**

Low level W/C, wall mounted wash hand basin, bath with shower over off the mains, wall mounted chrome heated towel rail, tiled flooring.


### **Externally**

Enclosed Rear yard with timber gate. Large mature garden to the front.



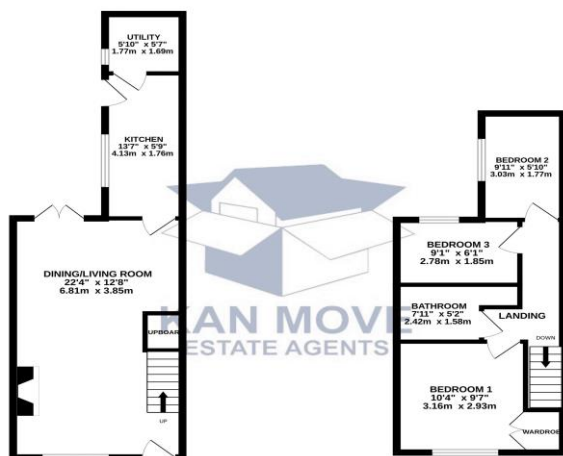
These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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  
365 sq ft (33.8 sq m) approx.

1ST FLOOR  
236 sq ft (21.7 sq m.) approx.



5 SABLEY STREET

TOTAL FLOOR AREA: 715 sq ft (66.4 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, the dimensions of the rooms are approximate and should not be relied upon for any legal purpose. The actual dimensions of the rooms may vary slightly from those shown on the floor plan. The actual dimensions of the rooms may vary slightly from those shown on the floor plan. The actual dimensions of the rooms may vary slightly from those shown on the floor plan.



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