



## Lilac Way

Bishop Auckland DL14 0TA

£175,000



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# Lilac Way

## Bishop Auckland DL14 0TA



- Two Bedroom Semi Detached Bungalow
- EPC GRADE C
- Immaculate Property

- Landscaped Rear Garden
- Modernised Throughout
- Cull De Sac Location

- Garage & Driveway
- Lovely Modern Bathroom
- A Must See Property !!!

A Stunning Bungalow situated in the village of Toft Hill, this immaculate semi-detached bungalow offers modern living within a peaceful, rural setting. Recently modernised to an exceptional standard by the current owner, this beautifully presented home is ready to simply move in and enjoy.

The property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable downsizing option. The stylish contemporary kitchen and bathroom are complemented by fresh décor throughout, while generous living areas create a welcoming and airy atmosphere.

Set on a good-sized plot, the bungalow boasts a surprising rear garden that has been thoughtfully landscaped and features a lovely patio area—perfect for relaxing or entertaining guests. The property sits in a quiet cul-de-sac, peace and privacy assured. A garage and driveway provide ample parking and valuable storage options for added convenience.

Toft Hill itself is renowned for its picturesque countryside, offering a tranquil lifestyle while still being close to local amenities. This traditional English village embraces a close-knit community spirit and holds regular events, with beautiful rural walks and scenic views right on your doorstep.

This is a rare opportunity to secure a stunning, ready-to-move-into bungalow in one of County Durham's most desirable village locations. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer—book your visit today.

### GROUND FLOOR BUNGALOW

#### Entrance Hallway

Via composite front entrance door, useful airing cupboard and central heating radiator,

#### Kitchen

11'1" x 8'1" (3.387 x 2.474)

Fitted with an excellent range of wall and base units having contrasting working surfaces over, integrated appliances to include eclectic oven and touch hob over

with extraction chimney over, dishwasher, plumbing for washing machine, space for fridge freezer sink unit with mixer tap over, tiled splash backs, central heating radiator and upvc double glazed window to rear.

#### Lounge/Diner

18'3" x 12'6" (5.563 x 3.833)

A good sized combined lounge and dining room if required, having feature stone chimney breast with inglenook fireplace, two central heating radiators and upvc double glazed bay window to front.

#### Bathroom/WC

Fitted with a modern suite to include a panelled P shaped bath having electric shower and screen over, wc, wash hand basin and central heating radiator.

#### Bedroom One

12'1" x 9'0" (3.693 x 2.750)

Having fully fitted sliding wardrobes to one wall, central heating radiator and upvc double glazed window to rear.

#### Bedroom Two

9'11" x 7'3" (3.033 x 2.212)

With fitted wardrobes to one wall, central heating radiator and a upvc double glazed rear entrance door opening out into the rear garden.

#### Externally

Externally to the front is a good sized driveway allowing for off road parking leading to a single garage.

To the rear is a surprising good sized garden which has been landscaped and has a raised patio seating area and a further garden laid to lawn.

#### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 180 Mbps Highest

available upload speed 220 Mbps

Mobile Signal/covrage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: B. Annual price: £1,981.45 (Maximum 2025)

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 and flooding from rivers and the sea.

#### Disclaimer

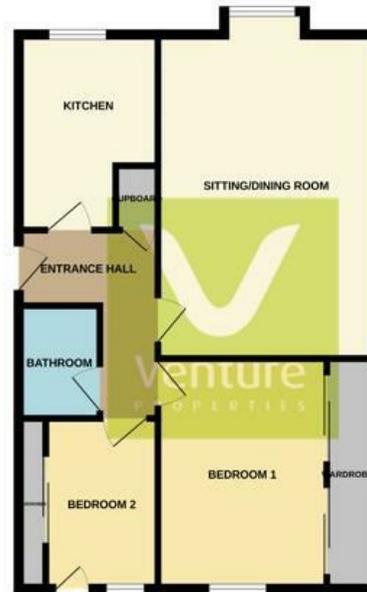
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#### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8606-3296-9922-6327-5203>

EPC Grade C

GROUND FLOOR



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## Property Information

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