



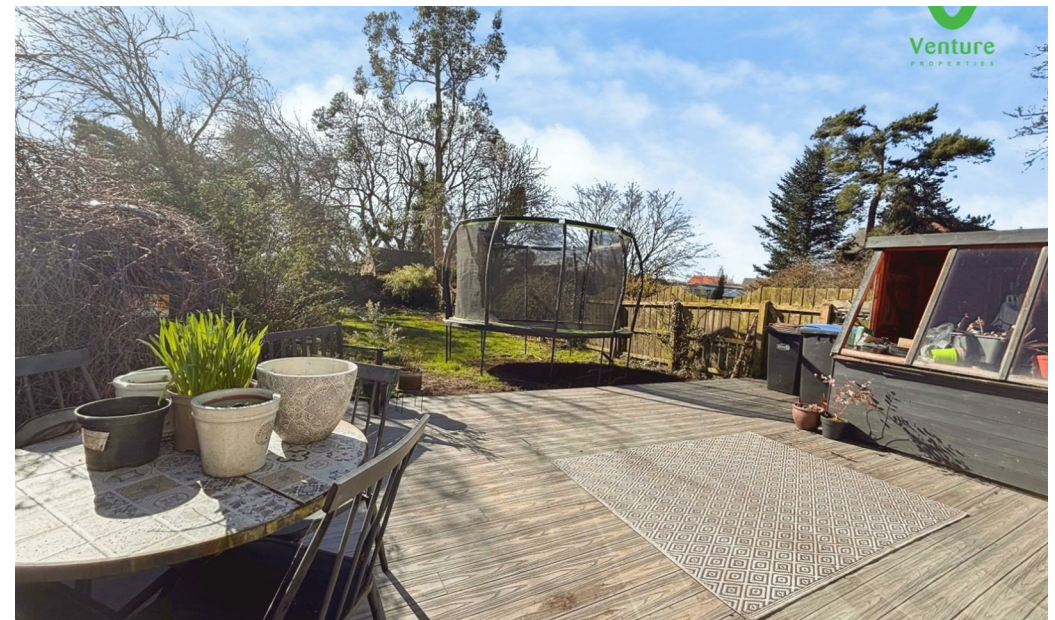
Hamsterley DL13 3PP

£340,000





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# Hamsterley DL13 3PP



- Traditional Three Bedroom Semi Detached Home
- EPC Grade E
- Large First Floor Bathroom

- CHAIN FREE
- Lounge & Dining Room
- Pretty Village Setting

- A lovely cared for Family Home
- Kitchen & Sun Room Combined
- Large Rear Garden

This three-bedroom semi-detached town house is for sale in the heart of Hamsterley village, near Bishop Auckland. Dating from around 1900 and cared for by the same family for many years, it offers generous, light-filled rooms and a layout that works well for family living.

There are two reception rooms, each featuring a fireplace, providing flexible spaces for relaxing and entertaining. To the rear, the open-plan kitchen and garden room combine to create a sociable hub of the home, with plenty of natural light, a breakfast area, and doors opening directly onto the garden. The bathroom is a good size, serving the three double bedrooms upstairs.

Outside, the large, south-facing rear garden is a particular highlight, offering ample space for children to play and for outdoor dining.

Located in the centre of Hamsterley, the property is well placed for village amenities, with access to local walks and countryside on the doorstep, including Hamsterley Forest a short drive away for cycling and walking trails. Bishop Auckland is within driving distance for a wider range of shops, supermarkets, and leisure facilities.

Public transport links include nearby bus services towards Bishop Auckland and surrounding villages. Bishop Auckland railway station provides connections to Darlington in around 25–30 minutes, where onward services run to Newcastle, York and London.

This semi-detached town house for sale will particularly appeal to families seeking a three-bedroom home with spacious rooms and a large garden in a village setting.

## Groud Floor

### Entrance Porch

Front entrance door, cloak hooks, tiled floor, coving to ceiling, timber door with side panels through to

### Entrance Hallway

A traditional hallway having tiled flooring, central heating radiator, stairs rising to first floor.

## Lounge

13'7" x 13'3" (4.151 x 4.047)

Having feature sash window to front, feature fireplace with cast iron surround housing multi burning stove,

## Dining Room

14'6" x 11'9" (4.435 x 3.603)

Having a feature fireplace houseing multi burning stove, opening into the lounge.

## Kitchen & Garden Room

22'11" x 15'10" (6.990 x 4.840)

A lovely Kitchen and Garden room combined over looking the rear garden. The kitchen area is fitted with a range of wall and baee units with contrasting work surfaces over, inset one nad a half bowl sink unit, mixer taps over, UPVC double glazed window, a range of integrated appliances including electric oven and hob, plumbing for washing machine and dishwasher, tiled flooring, central heating radiator and patio doors opening out into the garden. Ample space for a large dining table as required

## First Floor

### Landing

Oak spindle balustrade, overstairs recess, double central heating radiator. Having loft hatch, seller has advised the loft is part boarded has a drop ladder and there is electric and velux window.

### Bathroom/Wc

A superb room and is extensively fitted with a white suite including free standing bath, wc, pedestal wash hand basin, extra large walk in shower cubicle with mains waterfall shower, four UPVC double glazed windows, tiled splash backs, double central heating radiator, tiled floor and spot lighting.

### Bedroom One

14'6" x 11'11" (4.431 x 3.638)

Having sash window to rear, coving to ceiling and central heating radiator.

### Bedroom Two

17'7" x 13'1" (5.366 x 4.012)

Having central heating radiator, coving to ceiling and sash window to front.

## Bedroom Three

9'9" x 9'5" (2.983 x 2.872)

Having central heating radiator, coving to ceiling and sash window to front.

## Externally

Externally to the rear is a excellent sized rear garden mainly laid to lawn with large paved patio area, housing the oil tank

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1136-7824-0600-0332-0206>

EPC Grade E

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest

available upload speed 20 Mbps

Mobile Signal/covrage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: D. Annual price: £2,525.15 (Maximum 2025)

Energy Performance Certificate Grade E

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 the rivers and the sea.

Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettoplan ©2024



## Property Information

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