



Auckland

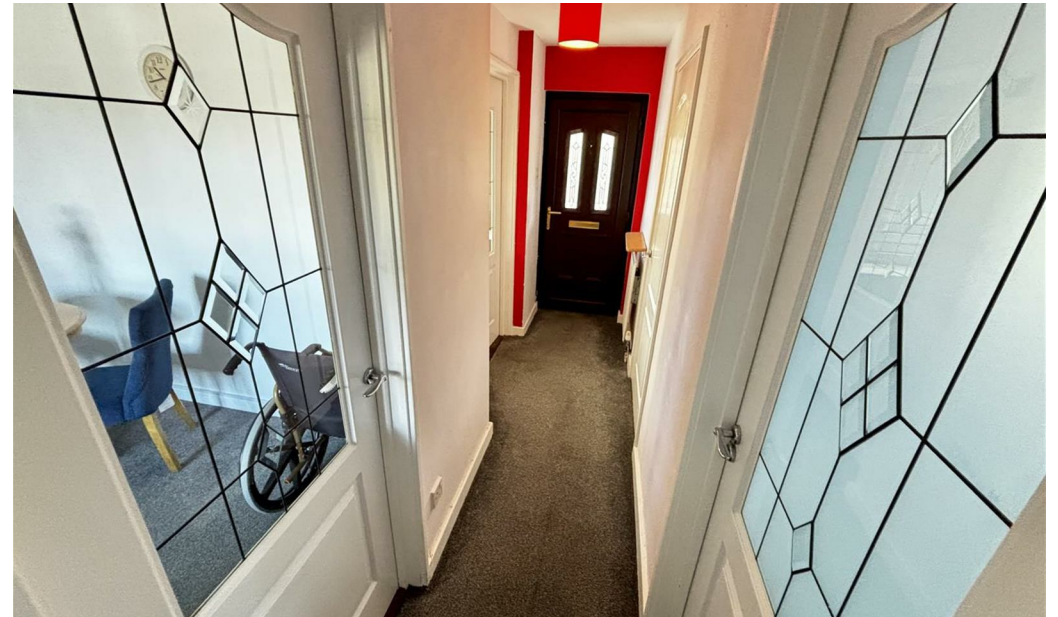
Chester Le Street DH2 2TY

Offers In The Region Of £69,950





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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- No chain involved
- EPC RATING - C
- Easy road and public transport links

- Very rarely available
- Ground floor apartment
- Well presented

- Sought after location
- Close to amenities including a doctors surgery
- Ample parking

Available for sale with no onward chain, this well presented ground floor flat would be perfect for first time buyers, downsizers or buy to let investors. A very rare opportunity, early viewing is recommended to avoid disappointment.

Having a spacious feel throughout, the impressive accommodation comprises of a welcoming entrance hallway with useful storage cupboard, lovely living room with space to dine, fitted kitchen with appliances, generous double bedroom with built in wardrobe and bathroom/WC. Externally there are communal gardens, outdoor storage and communal parking.

Auckland is situated close to local amenities including a doctors surgery and has good road and public transport links.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC door. Having a radiator and useful storage cupboard.

Living and Dining Room

16'0" x 10'6" (4.88 x 3.21)

Spacious reception room with space to dine. Having a UPVC double glazed window to the rear, radiator and wall mounted electric fire.

Kitchen

9'10" x 6'4" (3.00 x 1.94)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, an integrated fridge, freezer and washing machine. Further features include a UPVC double glazed window to the front, tiled splashbacks and cupboard housing the combi gas central heating boiler.

Bedroom

12'11" x 10'1" (3.96 x 3.08)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobe and radiator.

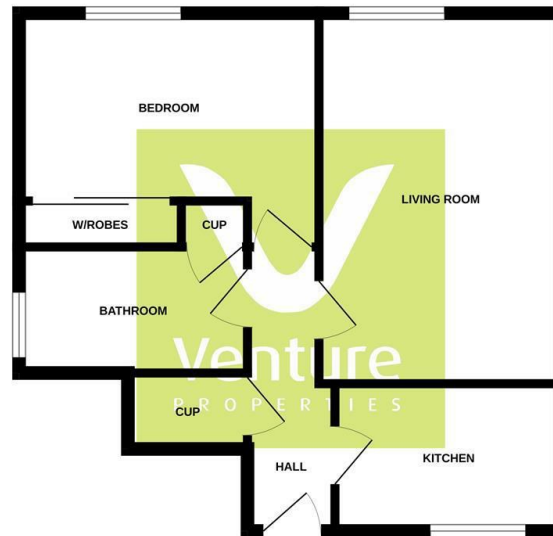
Bathroom/WC

Fitted with a panelled bath with mixer shower over, pedestal wash basin, WC, tiled splashbacks, radiator, UPVC double glazed opaque window to the side and storage cupboard.

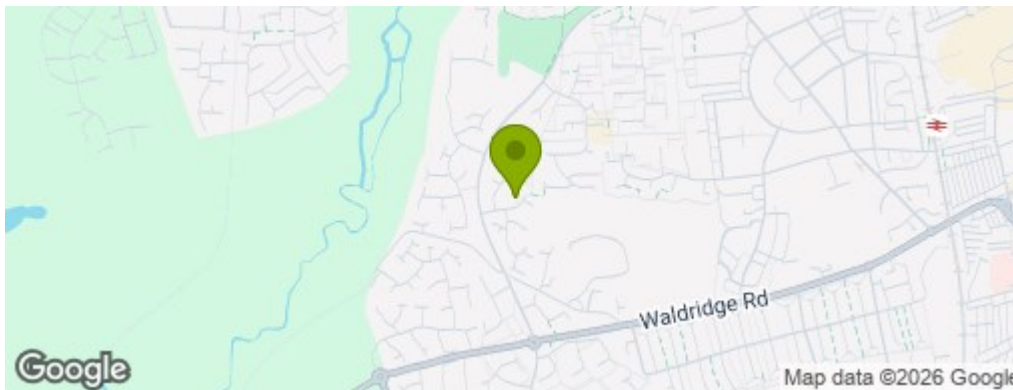
EXTERNAL

The property enjoys well maintained communal gardens, ample parking and a storage shed/outbuilding.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapogen 10/2024



Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/covrage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)

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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