

# KAN MOVE

## Estate Agents

### 1 bed Terraced Bungalow for sale - £45,000

Addison Street – Coundon Grange, Bishop Auckland



**Council Tax Band: A**

**EPC Rating: E**

**NO ONWARD CHAIN** One Bedroom Terraced Bungalow located within Eldon Lane, COUNDON GRANGE, BISHOP AUCKLAND. Semi Rural area with Local bus route to Bishop Auckland, Shildon and Darlington, Prince Bishop Primary School and a local convenience store. Newly decorated and carpets throughout with new installed kitchen and Shower Room, Venetian Blinds included. Double glazed New Electric heaters throughout.



SCAN FOR DETAILS

**1 Bathrooms**

**1 Beds**

- ONE BEDROOM TERRACED BUNGALOW
- NEW CARPETS AND DECORATION THROUGHOUT
- NEW INSTALLED KITCHEN AND SHOWER ROOM
- LOCAL BUS ROUTE TO TOWN CENTRE OF BISHOP AUCKLAND
- NEW ELECTRIC STORAGE HEATERS
- ENCLOSED YARD TO REAR

**Entrance Hallway**

UPVC Double glazed entrance door, wall mounted electric heater.

**Lounge**

UPVC Double glazed window to rear, wall mounted electric heater.

**Bedroom One**

UPVC Double glazed window to the front, wall mounted electric heater.

**Kitchen**

UPVC Double glazed window to side, matching wall and base units, electric hob, electric cooker, stainless steel sink unit, plumbing for washing machine, space for fridge. through to rear lobby and door to the bathroom.

**Rear Lobby**

Upvc double glazed rear door.

**Bathroom**

UPVC Double glazed window to side, shower cubicle with electric shower, low level W/C, wash hand basin with under storage cupboard, wall mounted heated towel rail.

**Rear Yard**

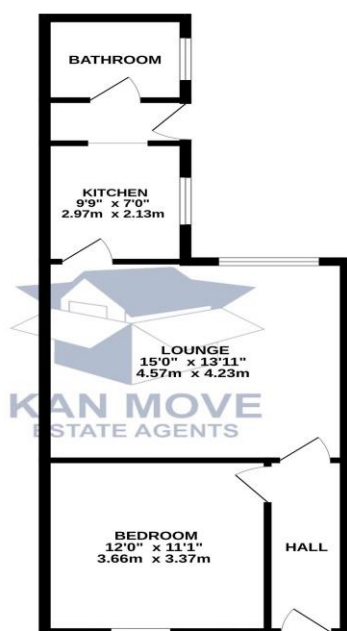
Enclosed rear yard, wrought Iron gate.



# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

GROUND FLOOR  
507 sq. ft. (47.1 sq.m.) approx.



3 ADDISON STREET  
TOTAL FLOOR AREA: 507 sq. ft. (47.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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