



HUNTERS[®]
HERE TO GET *you* THERE

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Toad Pool, West Auckland, Bishop Auckland

Price £140,000

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Stunning two bedroomed stone built cottage pleasantly positioned in Toad Pool, on the outskirts of West Auckland. This well presented property has an enclosed rear garden, beautiful outlook to the front and is located just a short distance from both Bishop Auckland and Tindale's Retail Park, which allow for access to a large range of facilities including healthcare services, supermarkets, high street stores, restaurants, pubs and both primary and secondary schools. Bishop Auckland also has an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; the living room and kitchen/diner to the ground floor. Whilst the first floor contains the master bedroom, second bedroom and family bathroom. Externally there is an enclosed landscaped garden to the rear with parking available also.

147-149 Newgate Street, Bishop Auckland, County Durham, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com



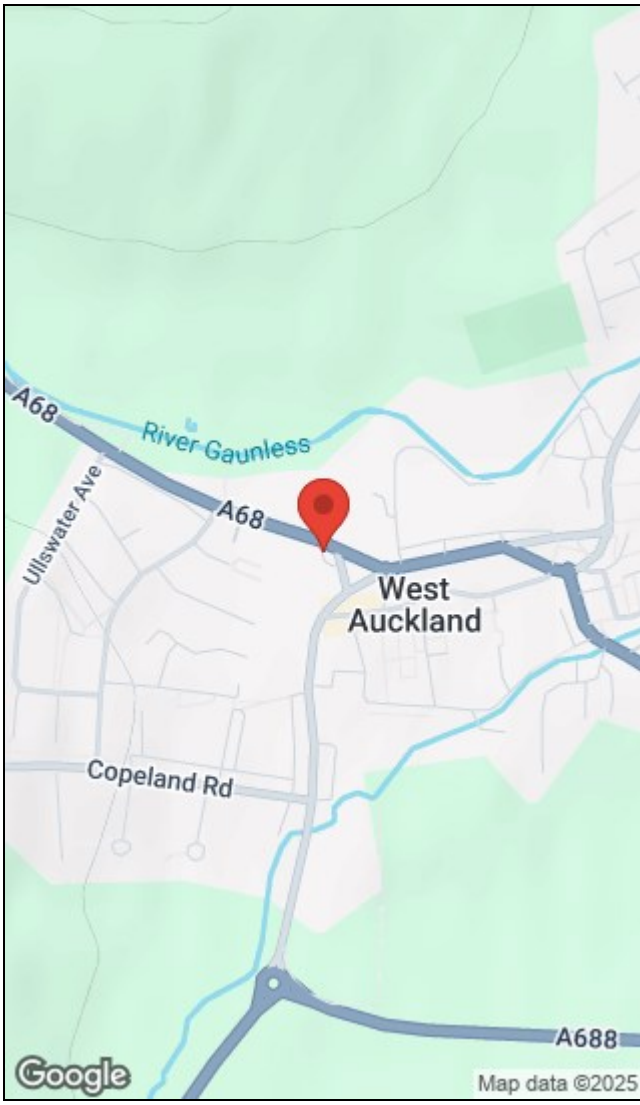
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KEY FEATURES

- TWO BEDROOMS
 - GARDEN
- STONE BUILT COTTAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO AMENITIES
- ON STREET PARKING
 - EPC GRADE D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	
		65	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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