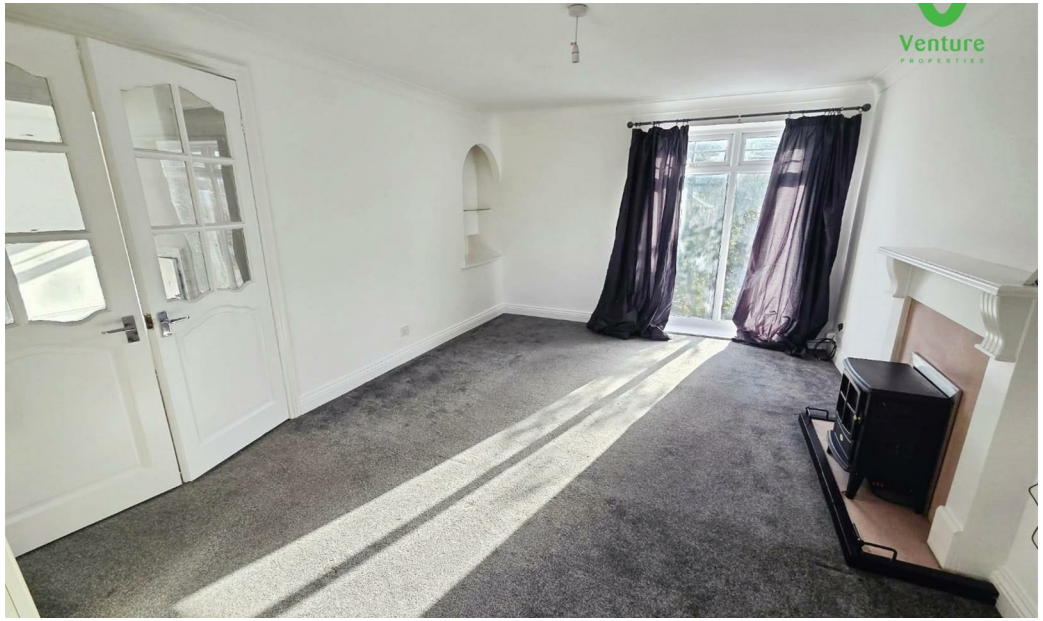


Ennerdale Grove

Bishop Auckland DL14 9LN

Chain Free £60,000

Venture PROPERTIES









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Ennerdale Grove

Bishop Auckland DL14 9LN



- Two Bedroom First Floor Flat
- EPC Grade E
- Electric Wall Heating
- CHAIN FREE
- Two Double Bedrooms
- Small Front Garden
- Spacious Lounge
- Fitted Kitchen
- Leasehold Property

Nestled in a residential corner, this beautifully presented two-bedroom upper floor apartment is the perfect blend of modern convenience and homely charm. Upon arrival, you are welcomed by an sunny front garden—a rare feature for properties of this kind—offering the ideal spot for morning coffee or a burst of colour with potted plants.

Entering the property, a spacious entrance vestibule provides ample room for coats, shoes, and everyday essentials, making arrivals and departures an organised affair. Ascend the stairs to the main floor and discover a thoughtfully designed layout, where generous room sizes and contemporary décor create a fresh, inviting atmosphere.

At the heart of the apartment is a light-filled, semi open-plan living space, designed for both relaxation and entertaining. The lounge area is bathed in natural light from an impressive floor-to-ceiling window that offers open views to the front. Cleverly designed built-in storage ensures everything has its place, maintaining the property's crisp, uncluttered appeal. Double doors flow through to a well-proportioned dining area and a sleek modern kitchen, fitted with high-gloss cream units and ample space for appliances, making it perfect for keen cooks and dinner parties alike.

Both bedrooms are generous doubles, each benefitting from large inbuilt wardrobes, providing plenty of storage while preserving the spacious feel. The stylish bathroom suite features a modern design, complete with a shower over the bath—ideal for unwinding after a busy day.

The location is set to impress, with local amenities just a short stroll away. Enjoy convenient access to independent cafes, shops, and excellent schools, while nearby parks and green spaces provide pockets of tranquillity for weekend walks or picnics. Excellent transport links ensure easy connectivity to the wider area, whether commuting for work or exploring everything the locality has to offer.

This delightful apartment combines all

FIRST FLOOR APARTMENT

Hallway & Stairs
Via upvc door and stairs rising to the first floor,

Landing
With storage cupboard and double doors opening into the lounge.

Lounge
14'1" x 11'5" (4.314 x 3.501)
With electric wall heater and full length upvc window to front.

Kitchen
8'7" x 6'9" (2.637 x 2.058)
Fitted with wall and base unit s having contrasting work surfaces over, integrated electric oven and electric hob over, stainless-steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer and upvc double glazed window to rear.

Bathroom/WC
Fitted with a panelled bath having electric shower over, WC, wash hand basin

Bedroom One
11'9" x 8'10" (3.604 x 2.704)
With two sets of double fitted wardrobes, electric wall heater and upvc double glazed window to front.

Bedroom Two
9'8" x 9'0" (2.965 x 2.762)
Having a fitted wardrobe, electric wall heater and upvc double glazed window to rear.

Externally
Externally is a small front garden

GARAGE
There is a garage located at the end of the block with a cream door.

AGENTS NOTE
The property is leasehold we understand there is a 99 year lease starting from 2005.

It is our understanding the payment for 2026 was 419.01 and the charge is paid annually in September .
We understand this is for the ground rent and service charge.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband:
Ultrafast Highest Available Download Speed 10000 Mbps Highest Available Upload Speed 10000 Mbps

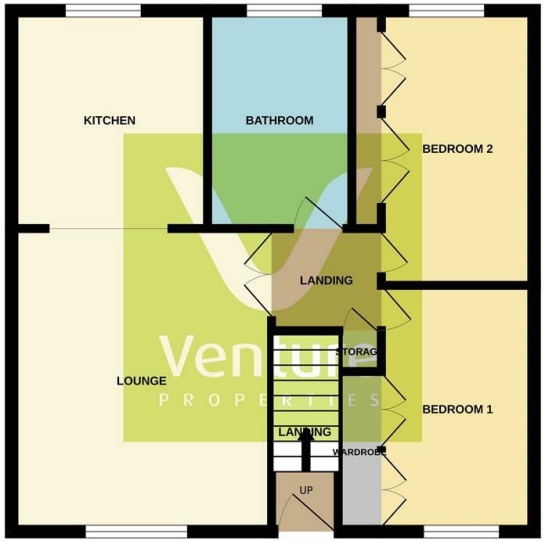
Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: County Council, Band: A Annual price: £1766.03 (Maximum 2026)
Energy Performance Certificate Grade TBC
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low from Surface Water. Very Low from Rivers and Seas.
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/0790-3916-0222-0628-3063?print=true

EPC Grade E

GROUND FLOOR



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, omission or mis-statement. This plan is for illustrative 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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Property Information

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