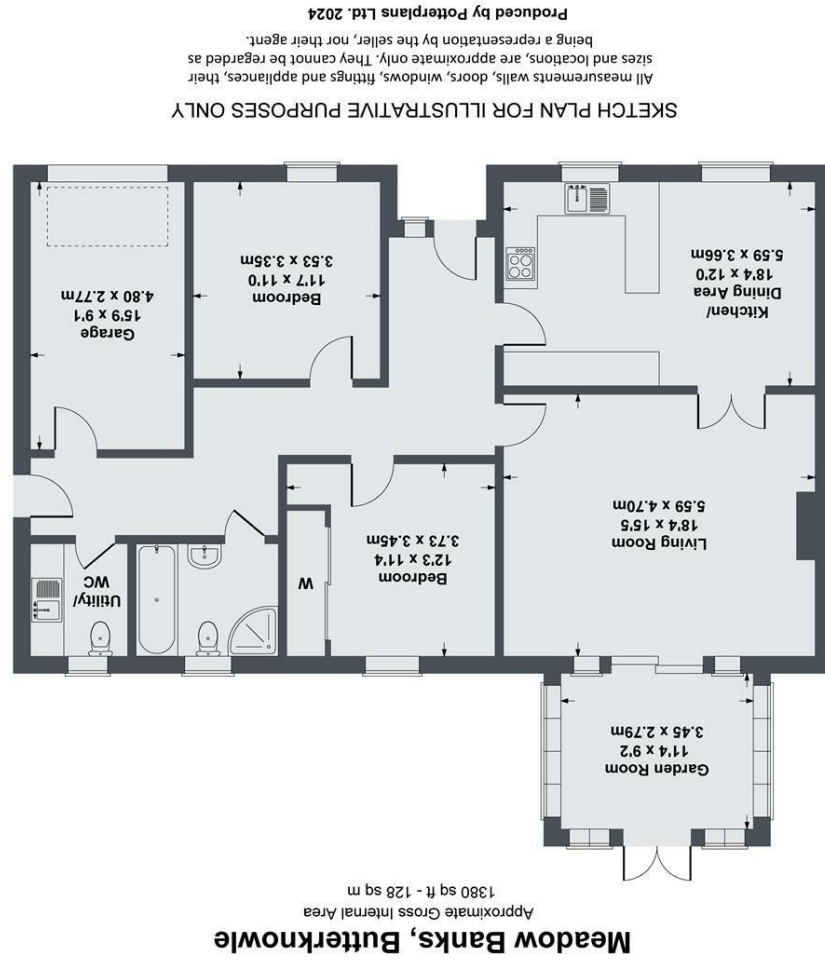


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92 plus)
88	
90	
Very energy efficient - lower running costs	
Current	Potential



MEADOW BANKS PINFOLD LANE

Butterknowle, Bishop Auckland, DL13 5NU



MEADOW BANKS PINFOLD LANE

Butterknowle, Bishop Auckland, DL13 5NU

A stunningly presented and deceptively spacious modern two bedroom detached bungalow with superb views to the rear. Available now and with no onward chain.

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale. Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Meadow Banks

The accommodation briefly comprises an entrance hall, spacious living room with inset log burner and sliding glazed doors to garden room. The garden room boasts triple aspect double glazed windows and double glazed patio doors to patio area. The beautifully presented dining kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, electric hob, electric double oven and further integrated appliances, breakfast bar and dining area. The main bedroom has a window to the rear elevation overlooking a farm land to the rear and benefits from fitted wardrobes. There is a second double bedroom from the hallway which leads to the house bathroom. The house bathroom comprises a four piece suite with panelled bath, step-in shower cubicle, low level WC, pedestal wash hand basin and window to the rear elevation. The property also has a utility room/WC with space and plumbing for washing machine and sink unit.

Externally

There is a low maintenance rear garden mainly laid to gravel with patio area, having stunning views to rear over farm land and beyond. The front garden is also a low maintenance garden mainly laid to gravel.

Garage

Integral garage with roller top and personal door to the bungalow, accessed via a driveway providing off-street parking for one vehicle.

Solar Panels

There are roof mounted solar panels to the rear, these are include within the sale.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Particulars

Particulars written in December 2024.

Photographs taken in December 2024.

Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

