



**The Crofts
Wolsingham
Bishop Auckland
Durham
DL13 3BB**

Offers in Excess of £96,000

bettermove

The Crofts

Bishop Auckland

Bettermove are proud to present this 2 bedroom flat in Bishop Auckland.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

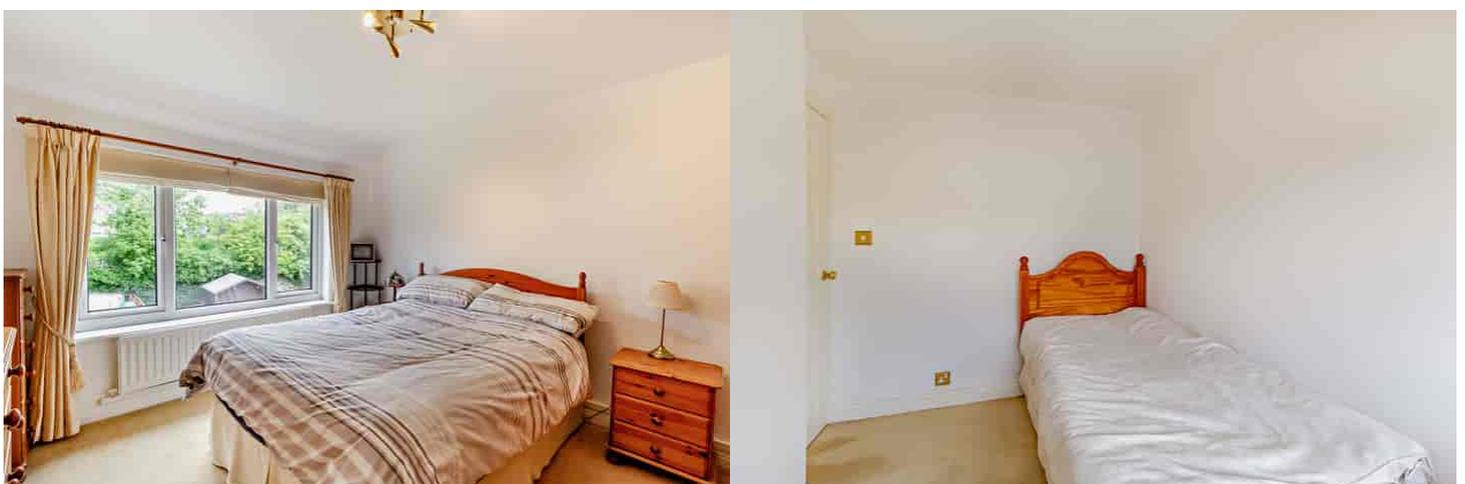
The council tax band is A.

This is a leasehold property of 125 years, starting in 2004; building insurance and ground rent, combined, is £275.36 per annum.

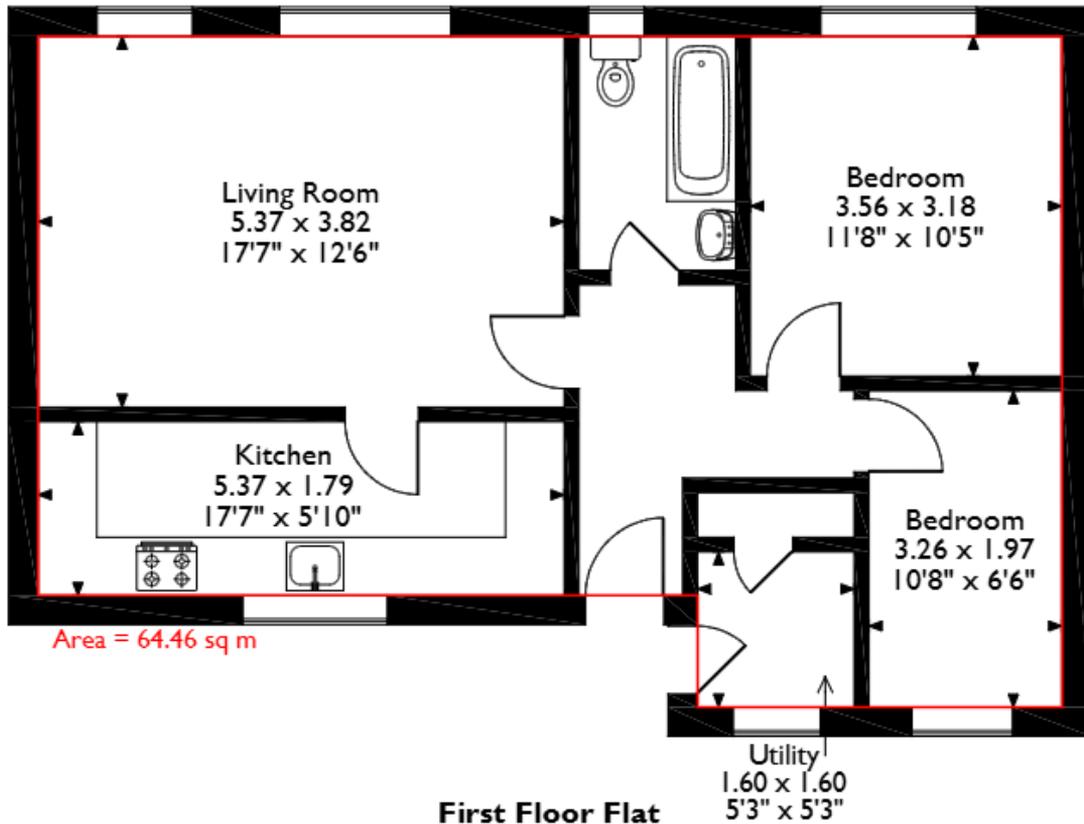
The interior of this first floor property comprises a spacious living room, fitted kitchen, double bedroom, single bedroom and a family bathroom. The exterior boasts a front and private rear garden, perfect for enjoying the summer months.

Located in the popular village of Wolsingham, Bishop Auckland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wolsingham Railway Station, as well as local bus routes, and close access to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



The Crofts, Wolsingham, Bishop Auckland
 Approximate Gross Internal Area
 64 Sq M/689 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |



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