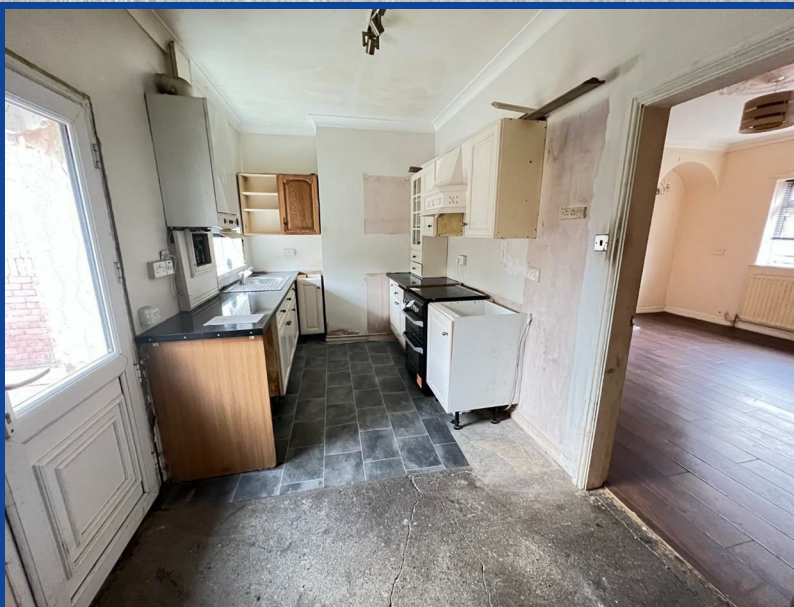




Dent Street, Bishop Auckland, DL14 9SZ
2 Bed - House - Terraced
£47,500

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Robinsons Estate Agents are pleased to present this three-bedroom terrace house located on Dent Street in the area of Tindale, Bishop Auckland. This property offers an excellent opportunity for both first-time buyers and investors.

The house is conveniently situated near local shopping / retail parks and motorway links, providing easy access to major towns and cities, making it ideal for commuters. Inside, the property boasts a welcoming lounge, complete with fire surround. The kitchen/breakfast room is spacious and functional, ideal for family meals and entertaining guests. The layout also includes a rear lobby, hallway, and a well-appointed family bathroom.

Upstairs, you will find three generously sized bedrooms, offering ample space for relaxation and personalisation. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the rear of the property features a larger than average yard, enclosed by a wall, providing a private outdoor space for gardening or enjoying the fresh air.

With no onward chain. Don't miss the chance to view this delightful home in a sought-after location.

GROUND FLOOR

Lounge

15'8 x 13'6 (4.78m x 4.11m)

Kitchen

15,6 x 78 (4.57m, 1.83m x 23.77m)

FIRST FLOOR

Landing

Bedroom 1

12'0 x 9'1 (3.66m x 2.77m)

Bedroom 2

10'4 x 9'8 (3.15m x 2.95m)

Bedroom 3

10'2 x 6'7 (3.10m x 2.01m)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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