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Randolph Street Coundon Grange, Bishop Auckland, DL14  
8UL

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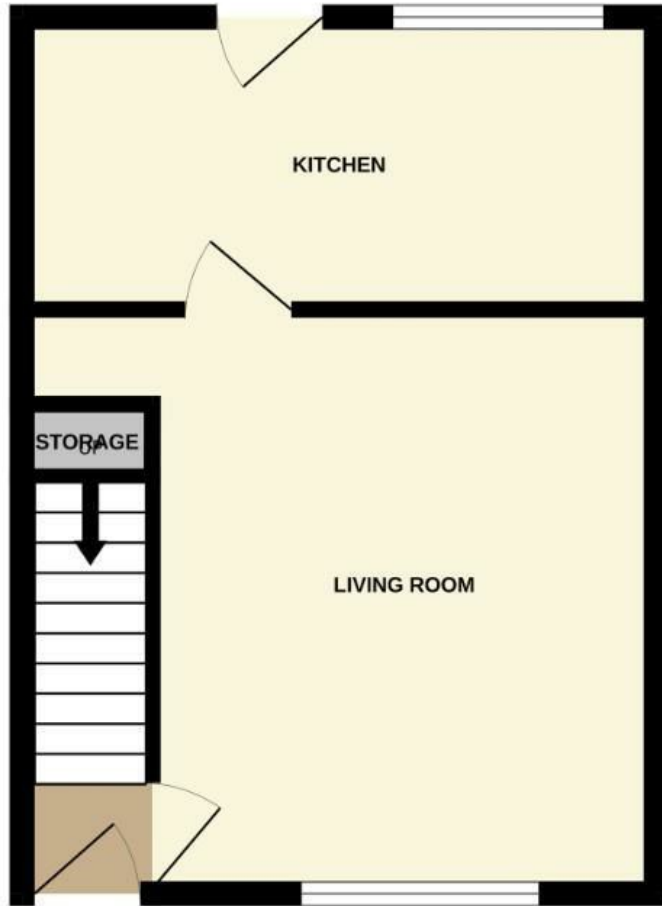
Price £60,000

Two bedroomed terraced property located on Randolph Street in Coundon Grange. Ideal for investors, this property is sold with tenants in situ and is situated only approx. 1.9 miles from Bishop Auckland town centre which provides access to a range of local amenities from supermarkets, schools, restaurants to popular high street retail stores and healthcare services. There is an extensive public transport system in the area which provides access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

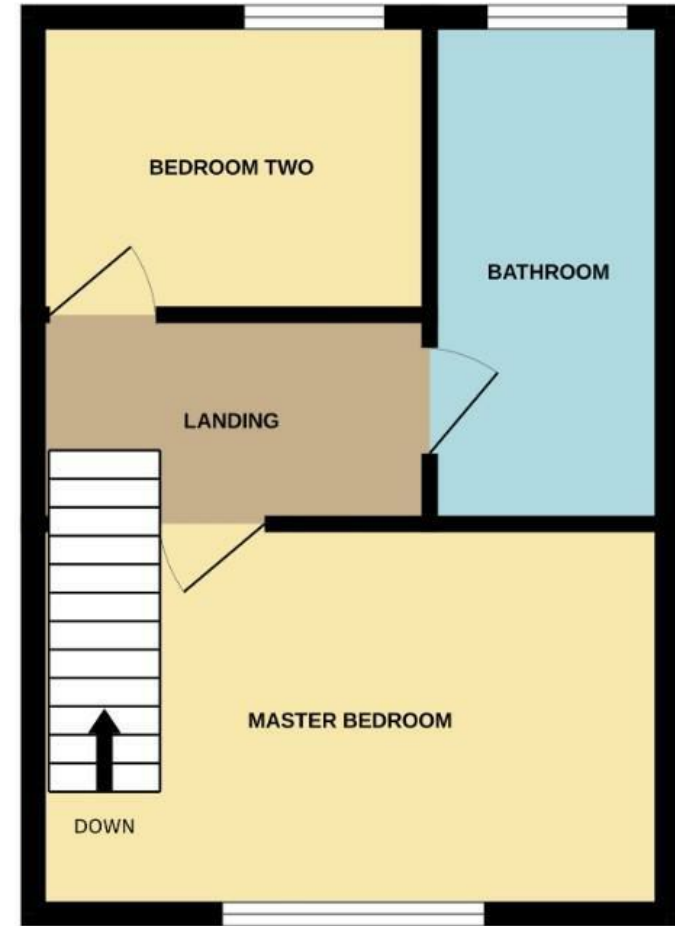
In brief the property comprises, an entrance porch leading into the living room and kitchen/diner to ground floor. The first floor contains the two bedrooms and the bathroom to the first floor. Externally there is an enclosed yard to the rear with gated access to the back lane.

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GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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	

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

### Living Room

14'11" x 11'7"

Spacious living room located to the front of the property with grey fitted carpets (not pictured), neutral decor and window to the front elevation.

### Kitchen

14'11" x 6'10"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces and splash backs, sink/drainers and integrated hob, oven and overhead extractor hood. Space is available for further free standing appliances and furniture with patio doors leading into the rear yard.

### Master Bedroom

14'9" x 9'2"

Spacious master bedroom with ample room for furniture, neutral decor and window to the front elevation.

### Bedroom Two

8'11" x 7'0"

Spacious single bedroom with neutral decor and window to the rear elevation.

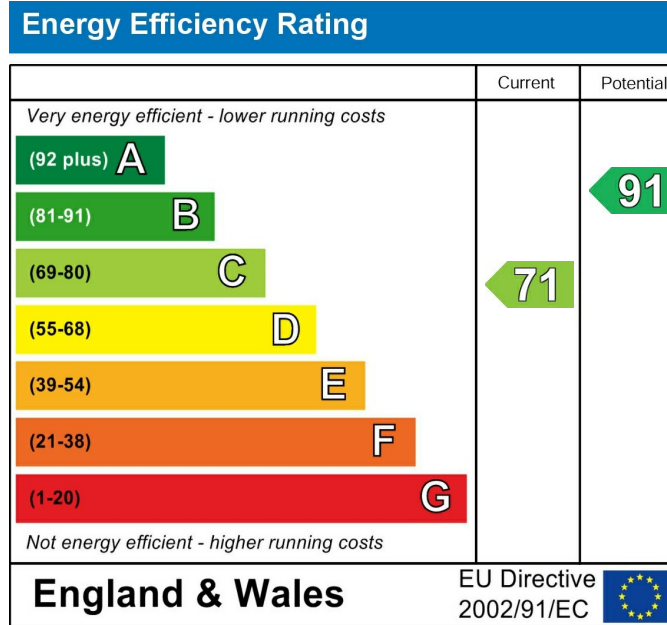
### Bathroom

11'9" x 5'6"

Family bathroom fitted with a panelled bath with overhead shower, heated towel rail, WC and wash hand basin.

### External

Externally, there is a low maintenance enclosed yard to the rear with gated access into the back lane while on street parking is available to the front.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

