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Station Road West Auckland, Bishop Auckland, DL14 9HE

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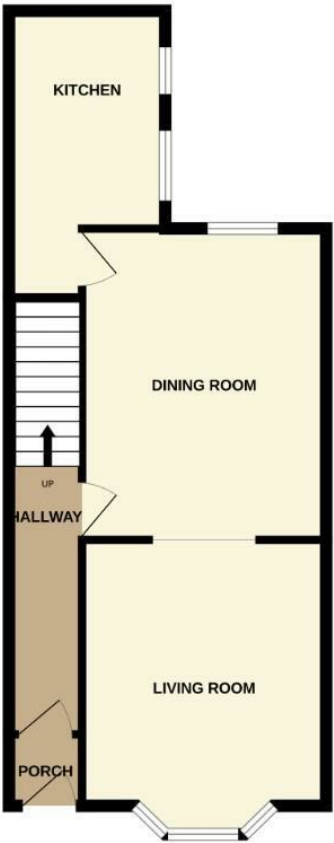
Price £68,500

Two bedroomed terraced property located on Station Road in West Auckland. Offered for sale with no onward chain. Located only a short distance from local amenities including local shops, convenience stores, primary schools and cafes, whilst further facilities are located in the nearby Retail Park which offers supermarkets, popular high street stores, retail shops, food outlets and the new cinema/bowling and shopping complex opening in summer 2024. West Auckland has a regular bus service providing access to neighbouring towns and villages whilst the A68 is ideal for commuters.

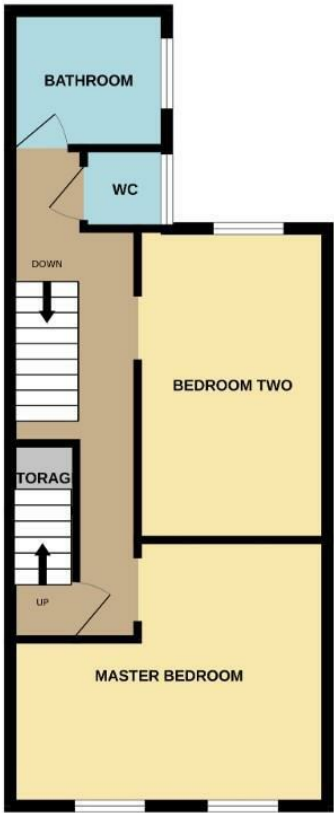
In brief the property comprises; an entrance hall leading into to the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has an enclosed yard to the rear with gated access into the back lane, on street parking is available to the front.

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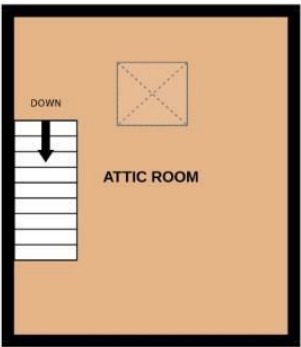
GROUND FLOOR




1ST FLOOR




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



**Living Room**

12'5" x 11'5"

The living room with bay window located to the front elevation.

**Dining Room**

14'7" x 11'5"

The second reception room is another good size with window to the rear elevation.

**Kitchen**

14'5" x 7'2"

The kitchen with wall, base and drawer units, complementing work surfaces and space for free standing appliances.

**Master Bedroom**

15'1" x 12'7"

The master bedroom provides space for a double bed and window to the front elevation.

**Bedroom Two**

14'5" x 8'10"

The second bedroom is another double bedroom with window to the rear elevation.

**Bathroom**

10'2" x 7'2"

The bathroom contains a panelled bath and wash hand basin.

**WC**

4'3" x 3'9"

Fitted with a WC.

**Attic Room**

15'5" x 13'1"

Attic room which provides additional storage space.

**Extrenal**

Externally the property has an enclosed yard to the rear with gated access into the back lane, 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.





