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Woodlands Road Bishop Auckland, DL14 7LZ

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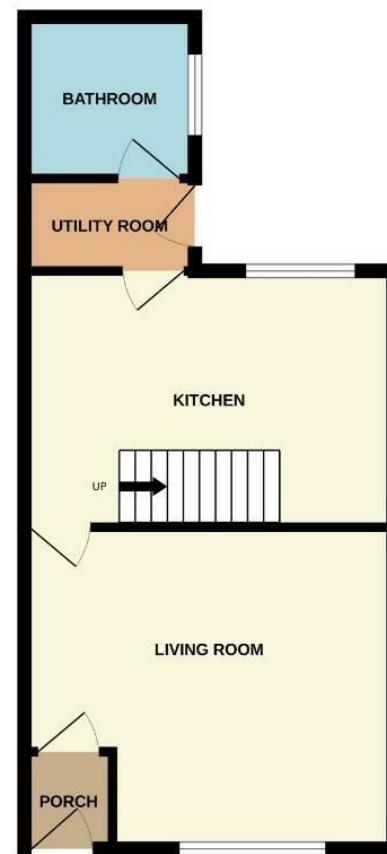
Offers Over £60,000

Spacious, two bed roomed mid-terrace located on Woodlands Road in Bishop Auckland. Ideal for investors the property is sold with tenants in situ. The property is just a short distance from the town centre offering easy access to a range of local amenities nearby from supermarkets to healthcare services, primary and secondary schools as well as retail stores and restaurants. Nearby Tindale Retail Park offers further facilities including retail shops, high street stores, food outlets as well as the new cinema/bowling and shopping complex. For commuters the A688 is nearby and leads to the A1(M) both North and South, there is also an extensive public transport system via both bus and train allowing for access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

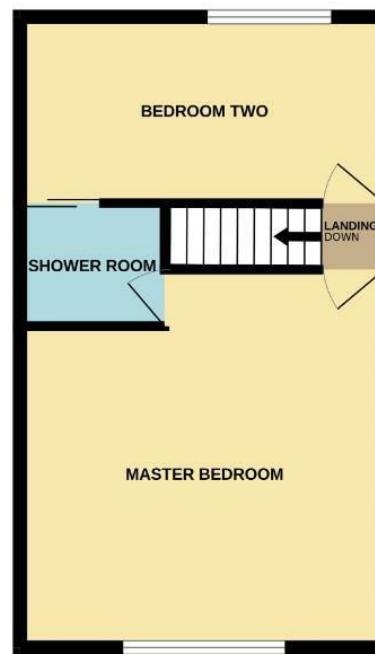
In brief the property comprises; an entrance porch leading into the living room, kitchen, utility room and bathroom to the ground floor. The first floor contains the master bedroom along with the second good size bedroom. Externally the property has on street parking to the front, whilst to the rear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

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GROUND FLOOR



1ST 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 condition or otherwise can be given.
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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

15'5" x 13'1"

Spacious and bright living room, with ample space for furniture and window to the front elevation.

Kitchen

15'1" x 10'5"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Utility

6'10" x 3'9"

The utility provides additional storage space along with room for a washing machine/dryer.

Bathroom

6'10" x 6'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin. Window to the side elevation.

Master Bedroom

15'5" x 13'1"

The master bedroom is a large double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Ensuite

5'10" x 4'3"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

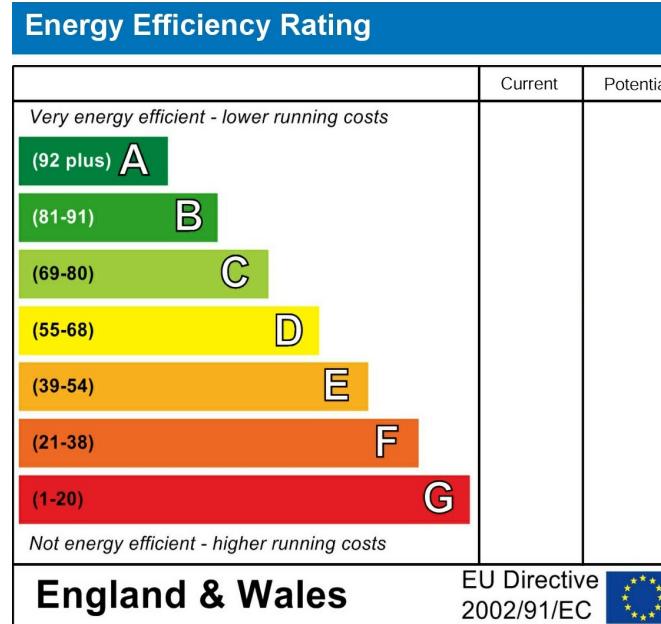
Bedroom Two

15'5" x 7'4"

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

External

Externally the property has on street parking to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.



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.

