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Dent Street Bishop Auckland, DL14 9SZ

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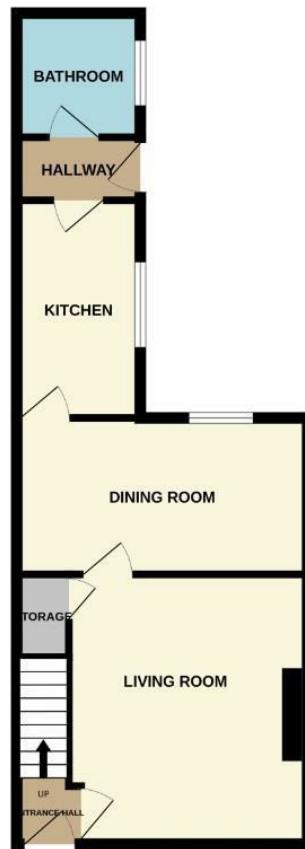
Price £65,000

Three bed roomed terrace property available offered to the market for sale. Located close to local amenities at Tindale Retail Park where there is a range of supermarkets, shops, restaurants and cafés located within. It is also within close proximity to local primary/secondary schools as well as great healthcare and transport facilities in Bishop Auckland only approximately 2 miles away. There is an extensive public transport system in the area, offering frequent bus services to the neighbouring towns and villages. The A688 is nearby which leads to the A1 (M) both North and South.

In brief; the property comprises an entrance hall which leads through to the living room, dining room, kitchen and bathroom to the ground. The first floor contains the master bedroom and two further spacious bedrooms. Externally there is an enclosed yard with gated access in to the back lane, whilst to the front on street parking is available.

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GROUND FLOOR



1ST FLOOR



6 DENT STREET

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 efficiency 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 <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		
EU Directive 2002/91/EC		
England & Wales		

## LIVING ROOM

14'11" x 13'7"

Spacious living room located to the front of the property benefiting from neutral decor,

## DINING ROOM

17'0" x 7'10"

The second reception room is another good size, with space for a table and chairs along with further free standing furniture.

## KITCHEN

10'7" x 7'10"

The kitchen contains a range of modern, wall base and drawer units, contrasting work surfaces and sink/drainer unit. Benefiting from an integrated electric oven, hob and extractor hood along with space for a free standing appliances such as a washing machine and fridge/freezer.

## BATHROOM

7'10" x 6'5"

The bathroom contains a panelled bath, WC and wash hand basin.

## MASTER BEDROOM

17'0" x 10'5"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

## BEDROOM TWO

12'5" x 8'10"

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

## BEDROOM THREE

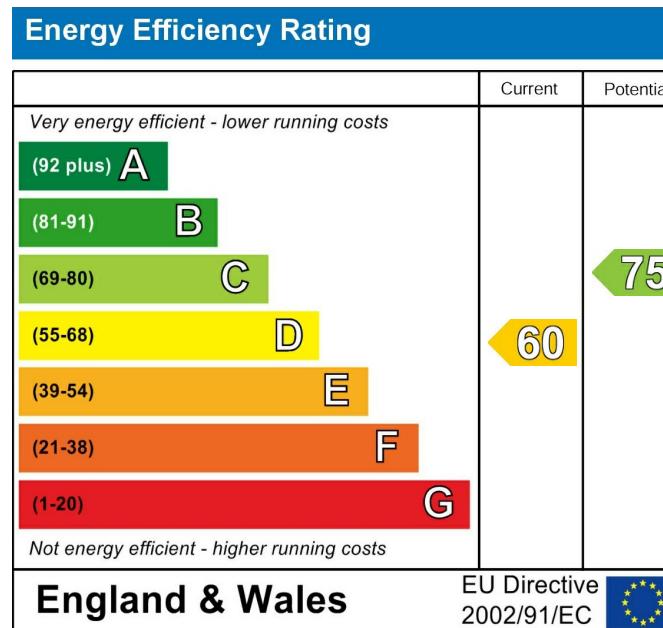
8'11" x 7'10"

The third bedroom is a spacious single room with window to the rear elevation.

## EXTERNAL

Externally there is a rear enclosed yard with gated

access into the back lane, to the front on street parking is available.



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.

