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12 Lindsay Street, Bishop Auckland, DL14 7RE

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Price £80,000

Three bedroom terraced property located on Lindsay Street offered to the market for sale with no onward chain. Situated in the heart of Bishop Auckland on a quiet residential street only approx. 0.3 miles from the town centre. This property is nearby to a range of local amenities, primary school, supermarkets as well as high street retail stores, healthcare services, cafes and secondary schools. The town centre has an extensive public transport system, offering regular access via both the train network and bus, to not only the neighbouring towns and villages as well as to further afield places such as Darlington, Durham and Newcastle. The A688 is close by and leads to the A1(M) both North and South, ideal for commuters.

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

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GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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) <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**

13'8" x 12'6"

Spacious living room with neutral decor and window to the front elevation providing plenty of natural light.

**Dining Room**

14'1" x 12'9"

Another generous reception with ample space for dining furniture, neutral decor and window overlooking the yard.

**Kitchen**

9'8" x 6'2"

The kitchen is fitted with a range of wall, base and drawer units and sink/drainers. Space is available for further freestanding appliances.

**Master Bedroom**

14'5" x 10'9"

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

**Bedroom Two**

11'5" x 9'10"

The second bedroom is another well sized double room with window to the rear.

**Bedroom Three**

10'9" x 6'2"

Single bedroom with window to the front elevation.

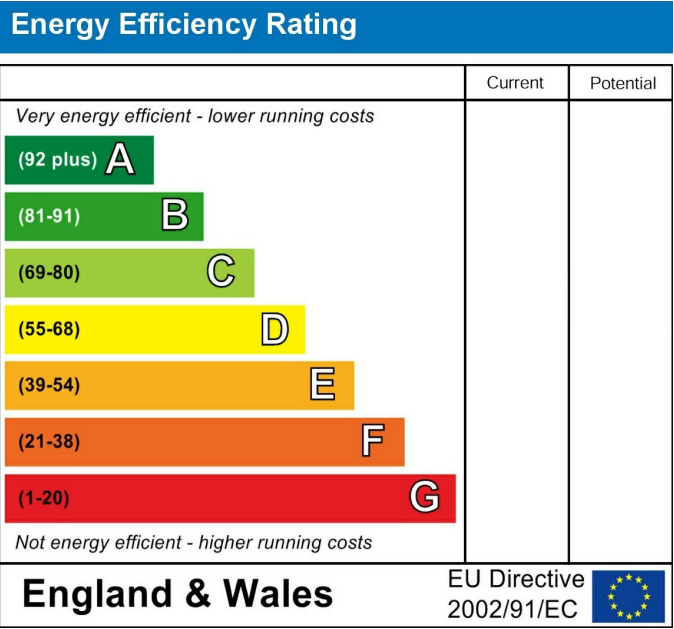
**Bathroom**

9'6" x 6'2"

Family bathroom fitted with panelled bath, wash hand basin and WC. Frosted window to the side elevation.

**External**

Externally, there is on street parking available to the front. To the rear, there is enclosed yard with gated access to the rear 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.



