

Frances Terrace Bishop Auckland, DL14 6BW

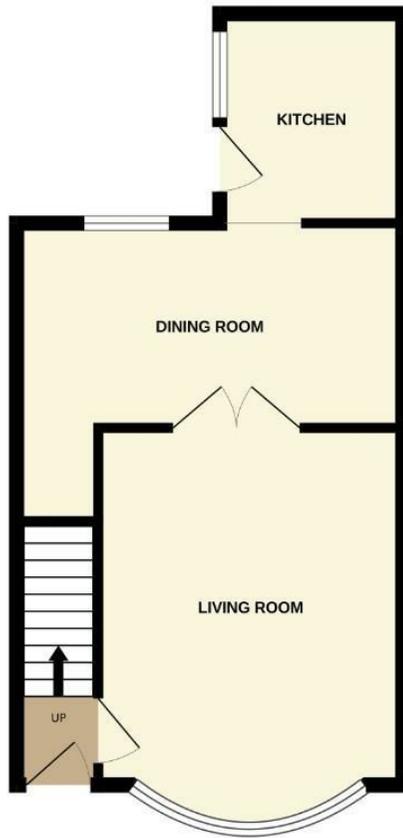
£80,000

Two bedroomed, terraced property located on Frances Terrace in Bishop Auckland. Ideal for investors or first time buyers alike, offered for sale with no onward chain. It is situated close to the town centre, offering easy access to a range of amenities including schools, supermarkets, local shops and cafes. There is an extensive public transport system in the area allowing for connections to not only nearby towns and villages but further afield places such as Darlington, Durham and Newcastle. The train station has regular links to Newton Aycliffe, Darlington and Middlesbrough. Nearby, Tindale's ever expanding retail park offering a range of popular retail stores, high street shops, food outlets, cafes as well as the new shopping complex.

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

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GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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.
Made with Metropix CS205

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 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			
England & Wales		EU Directive 2002/91/EC	

Living Room

16'4" x 13'9"

The living room is a great size, situated to the front of the property benefiting from neutral decor, electric fire with feature surround and bow window to the front elevation.

Dining Room

15'1" x 7'10"

The second reception room is another good size, with space for a table and chairs, further furniture and access leads through into the kitchen.

Kitchen

8'1" x 7'1"

The kitchen is fitted with a range of wood effect wall, drawer and base units, contrasting work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

15'0" x 11'9"

The master bedroom is a large double bedroom with window to the front elevation.

Bedroom Two

9'10" x 6'10"

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

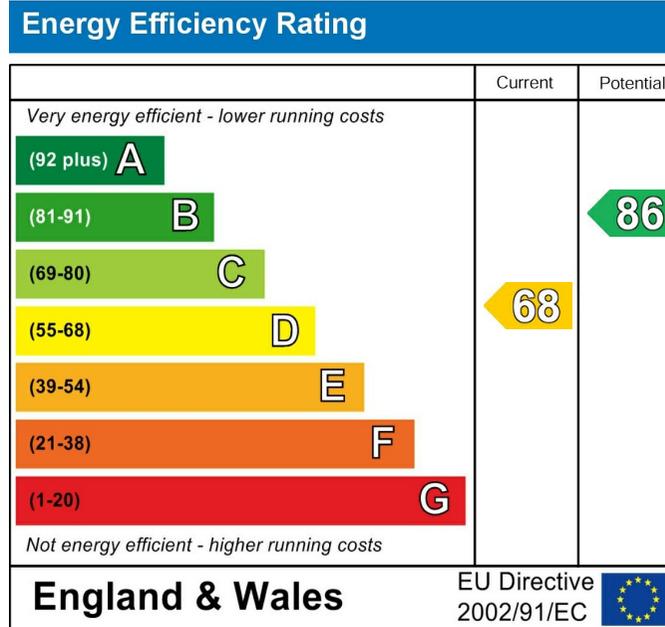
Bathroom

6'10" x 6'2"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a small courtyard to the front along with on street parking, 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.



