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35 Middlehope Grove, Bishop Auckland, DL14 0SH

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Price £90,000

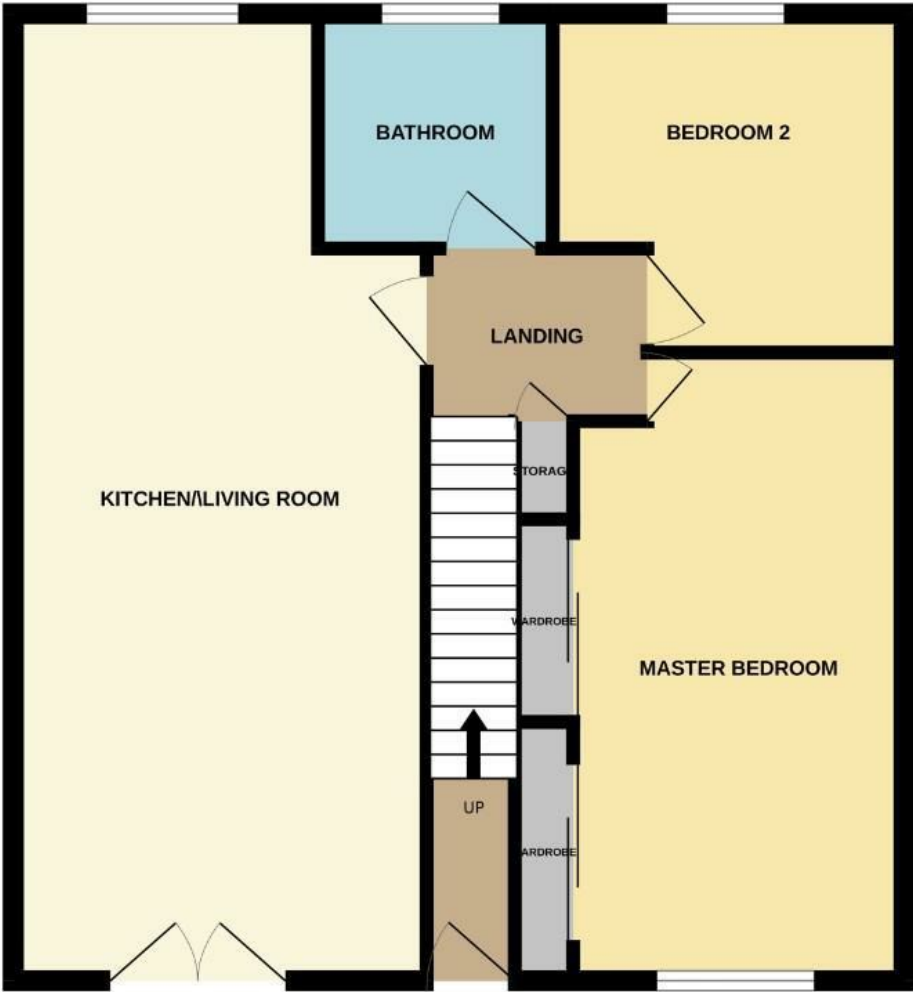
Offered to the market with no onward chain is the recently renovated, two bedroomed first floor flat located on Middlehope Grove in Bishop Auckland. The current owners have carried out many improvements to the property such as a full rewire and replaster throughout including ceilings, new UPVC windows, boiler and radiators, doors, woodwork, carpets and more. The loft has been fully boarded providing plenty of additional storage and all plug sockets include USB ports.

Located just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall with stairs leading onto the landing and through into the open plan living room/kitchen, two bedrooms and family bathroom. Externally the property has an enclosed garden to the front, mainly laid to lawn with perimeter fences, plants and shrubbery.

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GROUND 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.
Made with Metropix 6/2025

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			
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

11'7" x 15'8"

Bright and spacious living room, providing ample space for furniture, neutral decor and Juliet balcony provides plenty of natural light.

Kitchen

9'6" x 6'10"

Open plan from the living room, the kitchen has been recently renovated and is fitted with a range of modern wall base and drawer units, complementing quartz work surfaces, tiled splashbacks and sink/drainers unit. Benefiting from an integrated oven, microwave, hob, overhead extractor hood, fridge/freezer and washing machine, along with space for further free standing appliances and breakfast bar providing a great seating space.

Master Bedroom

12'9" x 8'10"

The master bedroom provides space for a king sized bed, further furniture, neutral decor and window allowing lots of natural light. Fitted wardrobes with sliding doors provide plenty of storage space.

Bedroom Two

9'10" x 9'7"

The second bedroom is another spacious double bedroom with space for further furniture, neutral decor and window to the rear elevation.

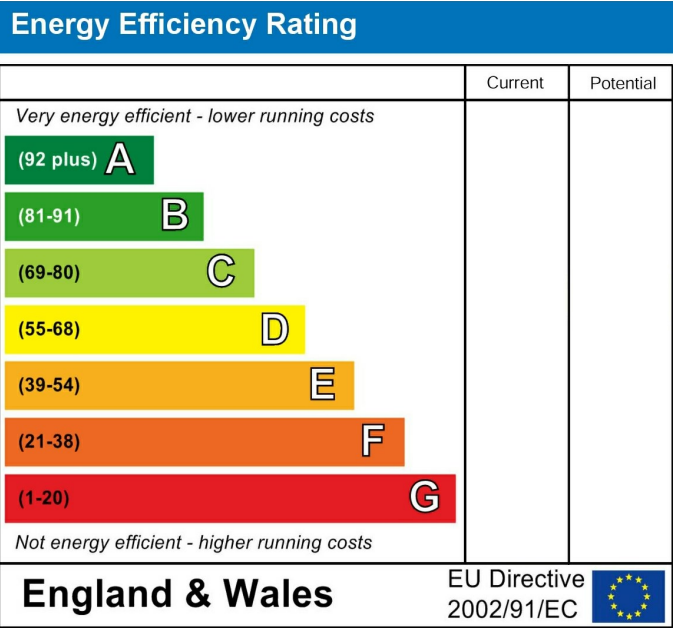
Bathroom

6'6" x 6'2"

The fully tiled bathroom contains a large shower cubicle, heated towel rail, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally the property has an enclosed garden to the front, mainly laid to lawn with perimeter fences, plants and shrubbery.



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.





