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77 Front Street, West Auckland, Bishop Auckland, DL14 9HL

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£70,000

PUBLIC NOTICE

77, Front Street West Auckland, Bishop Auckland, DL14 9HL

We are acting in the sale of the above property and have received an offer of £70,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Two bedroomed, stone built cottage offered for sale with no onward chain, pleasantly positioned on Front Street in West Auckland, overlooking the village green. This two bed period property has an idyllic village outlook to the front, with on street parking available. This stunning, quirky, cottage would be perfect for home owners looking for their first home, to downsize as well as having potential to be used as a holiday let.

West Auckland is a historic village offering a range of local amenities including; cafes, convenience stores, primary school and a popular spa/gym. The larger neighbouring marketing town Bishop Auckland, provides access to further range of facilities including; supermarkets, schools, high street shops, retail stores, cafes and restaurants. There is a regular bus service through the village providing access to nearby towns and villages, whilst the A688 is close by for commuters.

In brief this cottage comprises; an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. Whilst the first contains two double bedrooms. Externally the property has on street parking available to the front, along with a private enclosed rear yard with shed.

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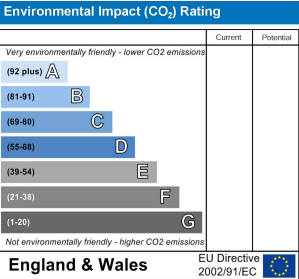
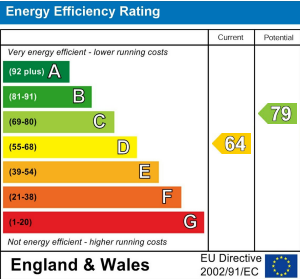
GROUND FLOOR



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 operability or efficiency can be given.
Made with Metroplan C2023



Reception Room

14'7" x 10'8"

Spacious reception room located to the front elevation, this could provide ample space for dining furniture and is fitted with a feature fireplace. Window to the front providing views over the village green.

Living Room

14'9" x 14'4"

The main reception room is located to the rear, used as a living area and fitted with a stunning original stone fireplace, space for a gas stove and patio doors provide plenty of natural light and access to the rear.

Kitchen

10'11" x 6'3"

The kitchen contains a range of white, wall and base units, contrasting work surfaces, tiled splash backs and sink/drainers unit. Space is available for free standing kitchen appliances including oven, fridge/freezer and washing machine.

Bathroom

6'1" x 5'6"

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

Master Bedroom

13'1" x 8'9"

The master bedroom provides ample space for a double bed, further furniture and has built in wardrobes for storage. Two skylights provide plenty of natural light.

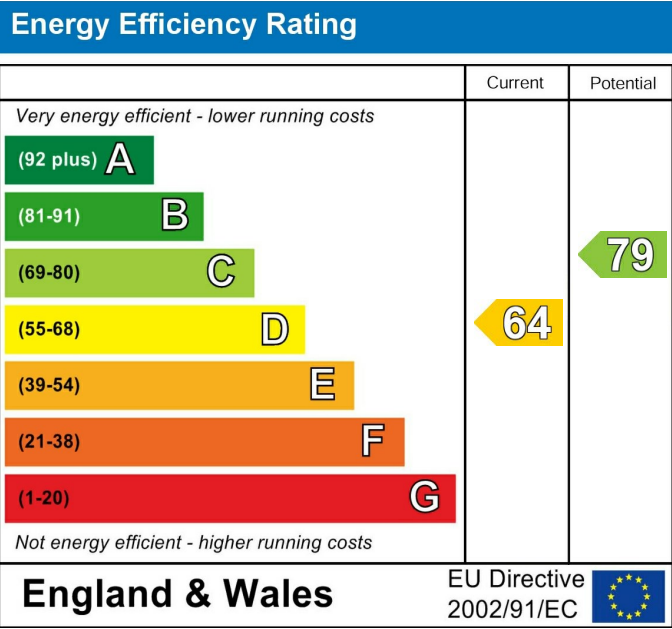
Bedroom Two

11'6" x 9'10"

The second bedroom is another good sized bedroom with two skylights and feature exposed stone wall.

External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with storage shed.



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.







