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17 Douthwaite Road, Bishop Auckland, DL14 6QP

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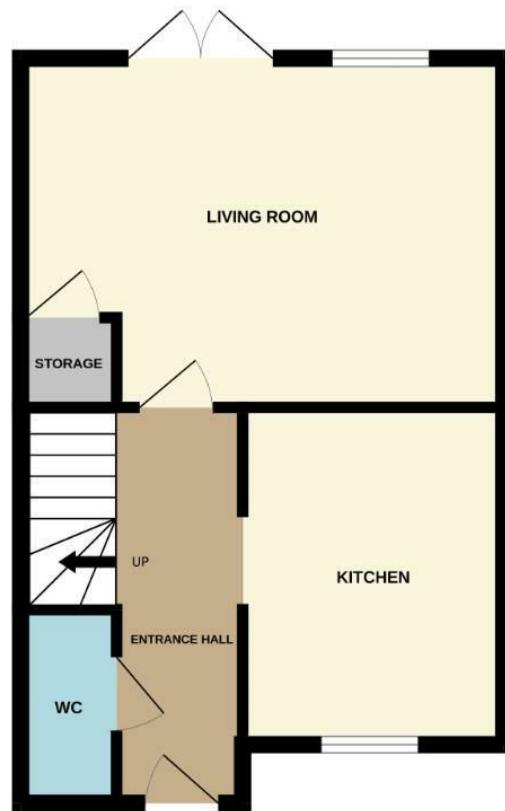
£60,000

Offered to the market with tenants in situ is this three bedrooomed family home located on Douthwaite Road, Bishop Auckland. Ideal for investors, this mid-terrace property is positioned in an ideal location, close to both the town centre and Tindale Crescent's retail park allowing access to a range of local amenities from supermarkets to cafes, popular high street stores, local businesses, both primary and secondary schools as well as healthcare services. There is an extensive public transport system in the area allowing frequent access to nearby towns and villages. as well as places further afield including Darlington, Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

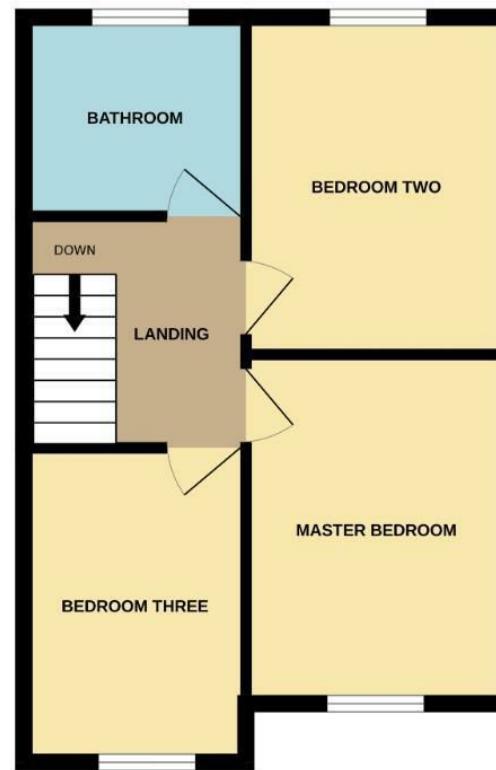
In brief, the property comprises; an entrance hall which leads through into the kitchen, living room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally, there is a private driveway to the front, as well as a rear enclosed gravelled garden.

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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.

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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 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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

16'2" x 11'9"

Generously sized living room spanning the width of the property offers plenty of space for both living and dining furniture, benefiting from neutral decor, large window allowing lots of natural light and French doors leaving into the rear garden.

Kitchen

11'3" x 8'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer. Space is available for a free standing cooker along with plumbing for a washing machine.

Cloakroom

6'6" x 3'3"

Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom

11'8" x 9'6"

The master bedroom is a large double room offering ample space for a king-sized bed and further furniture with window to the front elevation.

Bedroom Two

11'5" x 8'10"

Bedroom two is a second spacious double room with space a king-sized bed and window to the rear elevation.

Bedroom Three

9'4" x 7'1"

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

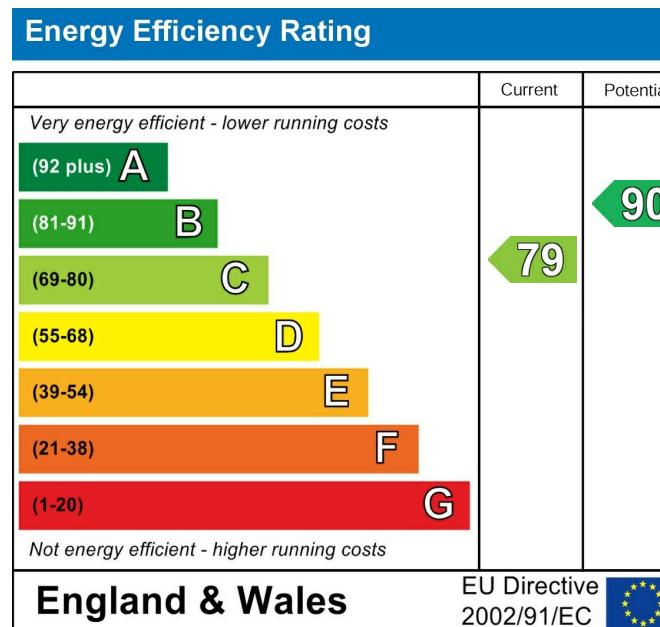
Bathroom

6'11" x 6'4"

The family bathroom is fitted with a panelled bath, WC and wash hand basin with frosted window to the rear elevation.

External

Externally, there is a private driveway to the front, as well as a rear enclosed gravelled garden.



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.

