



HURWORTH ST.

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Hurworth Street Bishop Auckland, DL14 6HJ

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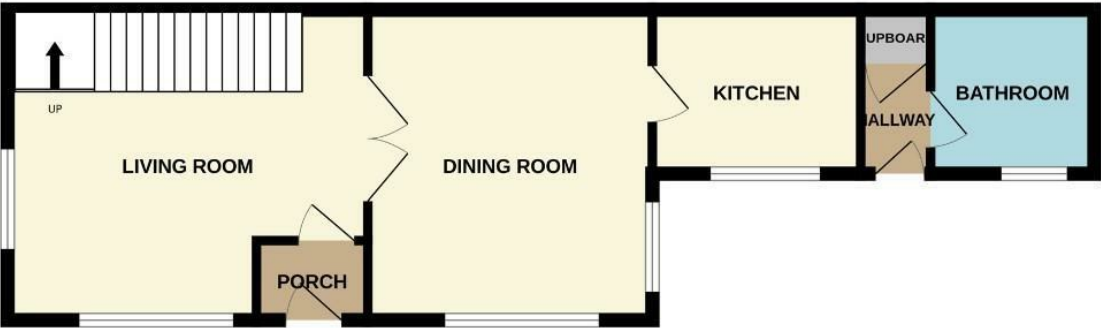
Price £54,000

Two bedroomed mid terrace property offered with a tenant in situ paying £475pcm, ideal for investors. The market rent could show it could achieve in the region of £500pcm and can be offered with vacant possession. It is only approx. 0.6 miles from the town centre and approx. 1.3 miles from the ever expanding Tindale Retail Park, which provides access to a range of facilities such as supermarkets, banks, cafés, popular high street retail stores and also both primary and secondary schools. There is an extensive public transport system which provides access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. It is great for commuters as it is also within easy reach of the A688 which leads to the A1 (M) both North and South.

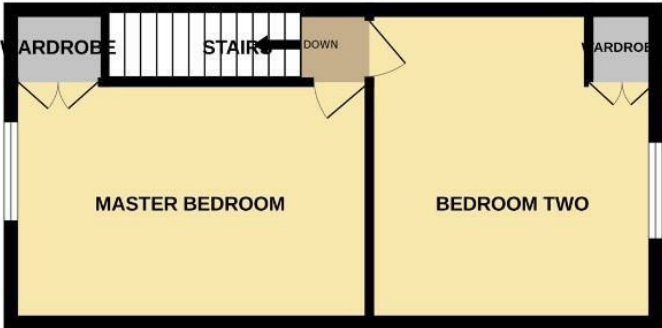
In brief the property comprises; an entrance porch leading into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and second bedroom. Externally the property has an enclosed yard with gated access to the rear, on street parking is available to the front.

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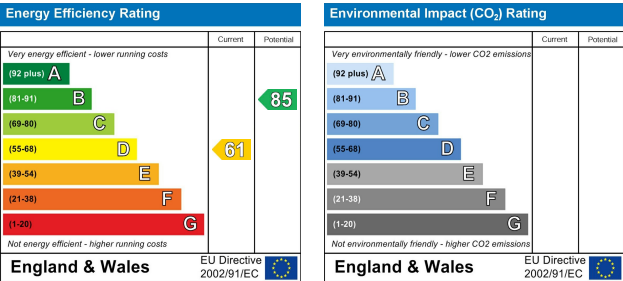
GROUND FLOOR



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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Living Room

14'11" x 12'9"

Spacious and bright living room, with ample space for furniture and dual aspect windows.

Dining Room

12'9" x 11'9"

The second reception room is another good size, with space for a table and chairs along with further furniture.

Kitchen

8'6" x 6'6"

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

Bathroom

6'2" x 5'10"

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

Master Bedroom

15'1" x 9'10"

The master bedroom provides space for a king sized bed, built in wardrobe and window to the side elevation.

Bedroom Two

12'9" x 11'9"

The second bedroom is another double bedroom with built in storage cupboard.

External

Externally the property has an enclosed yard with gated access to the rear, on street parking is available to the front.

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.

