

# HUNTERS<sup>®</sup>

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## Kent Street

Leeholme, Bishop Auckland, DL14 8HS

Offers In Excess Of £35,000



Three bedroomed mid-terrace property situated on Kent Street, Leeholme. Benefiting from a new roof, the house is situated within the village are a range of amenities including the local convenience store, local shops, salons and primary schools. Nearby town Bishop Auckland is only a few miles away and provides further access to secondary schools, supermarkets, retail stores, cafes, restaurants and healthcare services. There is a regular bus service through the village allowing for frequent access to neighbouring towns and villages as well as further afield places including Durham and Darlington. The A689 is close by leading to the A1(M).

In brief, the property comprises; the living room, kitchen and bathroom to the ground floor while the first floor consists of the master bedroom and two further bedrooms. Externally, there is on street parking available to the front along with an enclosed rear yard.



### Living Room

The living room is located to the front of the property with feature fire surround and window to the front elevation.

### Kitchen

Fitted with a range of wall, base and drawer units, tiled splash backs and sink/drain. Space is available for free standing appliances.

### Bathroom

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

### Master Bedroom

The master bedroom is a spacious double room with fitted wardrobes.

### Bedroom Two

Another large double bedroom with fitted storage cupboard.

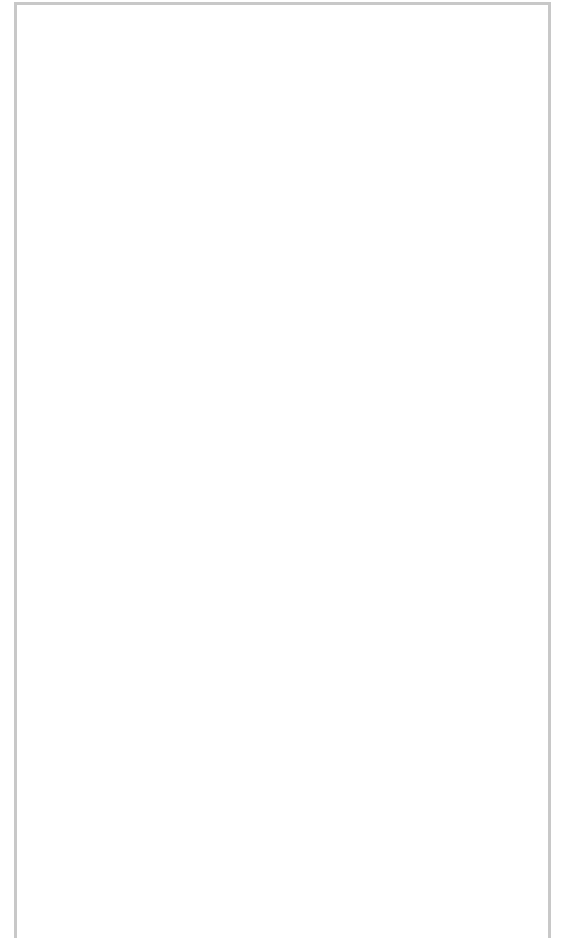
### External

Externally, there is on street parking available to the front along with an enclosed rear yard.

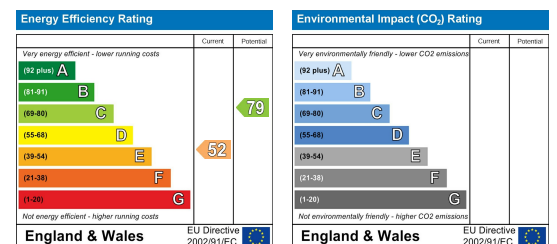
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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