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9 Clayton Court, Bishop Auckland, DL14 7QW

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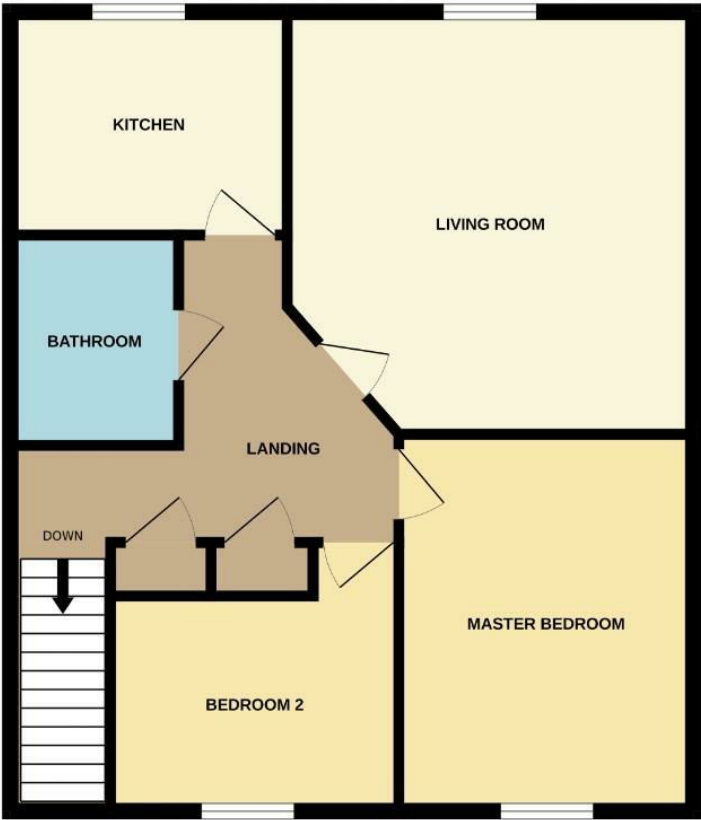
Price £45,500

Spacious two bed first floor flat offered for sale with no onward chain. Located in Clayton Court, in Bishop Auckland's town centre, just a short distance from local amenities including local shops, cafes, healthcare services, and supermarkets. The town has an extensive public transport system, offering regular access via both the train network and bus, to not only the neighbouring towns and villages as well as to further afield places such as Darlington, Durham and Newcastle. The A688 is close by and leads to the A1(M) both North and South, ideal for commuters. Please note the property is only available to residents 65 years of age and over.

The property is accessed via a private door with staircase ascending and in brief comprises; a living room, kitchen, two bedrooms and bathroom. Externally there is a car park providing off street parking. The property has a service charge payable by residents on a quarterly basis, totalling £537.35 per annum for 2024/25, and other fees are also payable which depend on the duration of ownership.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

14'5" x 13'5"

Spacious main reception room offering ample space for living and dining furniture.

Kitchen

9'6" x 9'10"

Fitted with a range of wall, drawer and base units, complementing work surfaces and space for appliances.

Master Bedroom

10'5" x 13'5"

Generous double bedroom with space for a double bed and other key pieces of bedroom furniture.

Bedroom Two

9'4" x 9'6"

The second bedroom is a spacious single with ample space for furniture.

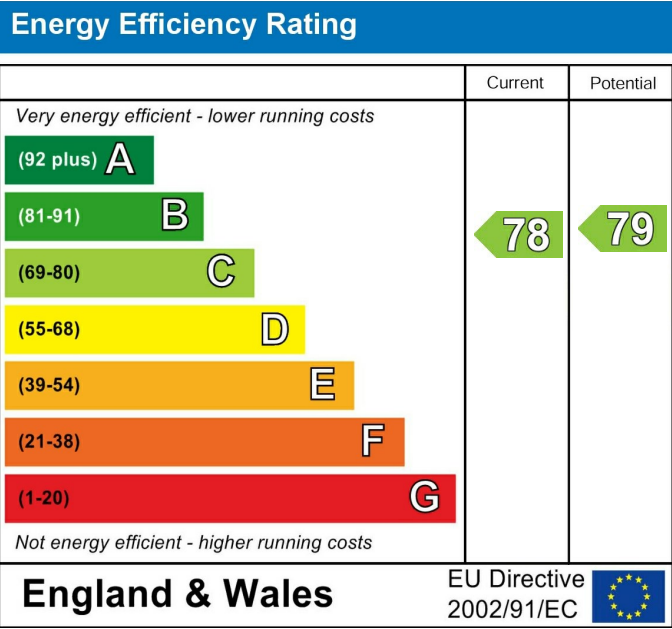
Bathroom

7'5" x 5'11"

Comprising a low level WC, wash hand basin vanity unit and walk in shower with adaptions.

External

Externally car parking is available.



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.



