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Front Street West Auckland, Bishop Auckland, DL14 9HW

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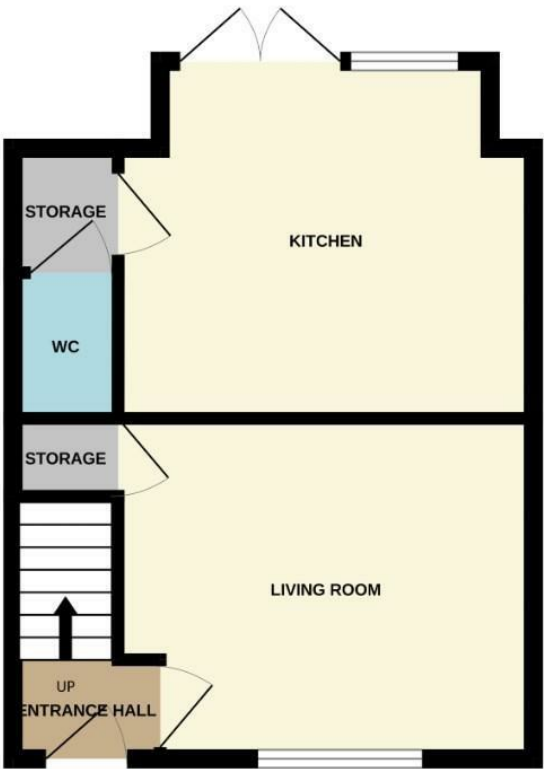
## Offers In Excess Of £180,000

Two bedroomed terraced cottage located on Front Street in West Auckland. Complete with an enclosed gravelled garden and on street parking. Located just a short distance from local amenities such as the local primary school, convenience stores and local shops. Further facilities are available in the nearby Tindale Retail Park and Bishop Auckland's town centre, including supermarkets, restaurants, high street retail stores and independent stores. There is a regular bus service and both the A68 and A688 are close by, ideal for commuters.

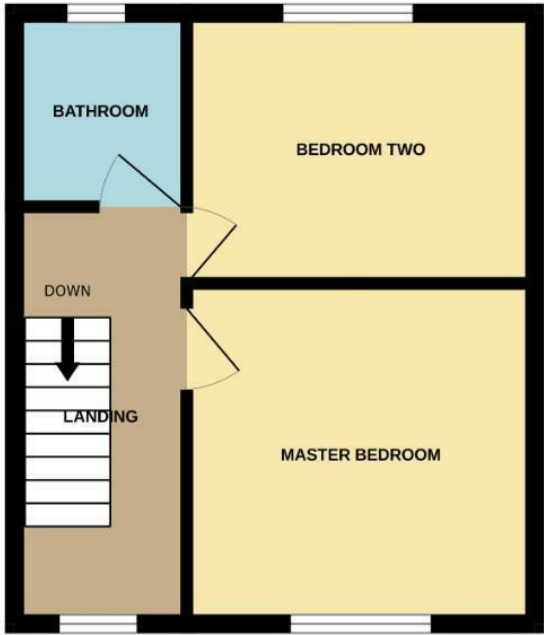
In brief the property comprises; an entrance hall leading through to the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, second double bedroom and bathroom. Externally the property has an enclosed gravelled courtyard to the rear, whilst to the front street street parking is available.

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Living Room**

14'9" x 10'5"

Bright and spacious living room located to the front of the property, with large window providing lots of natural light.

**Kitchen/Diner**

14'9" x 13'1"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with a range cooker and space is available for further free standing kitchen appliances along with a table and chairs. French doors lead out to the rear.

**Cloakroom**

6'10" x 4'7"

Cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

11'1" x 9'6"

The master bedrooms provides space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

11'5" x 11'1"

The second bedroom is another double bedroom with window to the rear elevation.

**Bathroom**

8'0" x 6'11"

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

**External**

Externally the property has an enclosed gravelled courtyard to the rear, whilst to the front street street 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.







