

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beaumont Street

Bishop Auckland, DL14 6BJ

£549 Per Month



Three bedroomed mid terraced property on Beaumont Street in the Cockton Hill area of Bishop Auckland. Only approximately a mile to the town centre, there are a range of local amenities from supermarkets to retail stores, both primary and secondary schools as well as healthcare services and restaurants. An ideal opportunity to acquire this well proportioned three bed terraced property. There is an extensive public transport system in the area offering access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall, living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and the bathroom. Externally there is a rear enclosed yard with gated access into the back lane, to the front of the property on street parking is available.



### LIVING ROOM 11'6" x 12'2" (3.5 x 3.7)

Spacious and bright living room located to the front of the property, benefiting from neutral décor and window to the front elevation providing plenty of natural light.

### DINING ROOM 11'6" x 13'7" (3.5 x 4.14)

The dining room is another great size with space for a table and chairs along with further furniture. Window to the rear elevation.

### KITCHEN 7'10" x 13'9" (2.4 x 4.2)

The kitchen contains a range of modern wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob and overhead extractor hood along with space for further free standing appliances.

### MASTER BEDROOM 12'2" x 15'1" (3.7 x 4.6)

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

### BEDROOM TWO 8'10" x 13'1" (2.7 x 4)

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

### BEDROOM THREE 7'10" x 7'10" (2.39 x 2.39)

The third bedroom is a single bedroom with window to the side elevation.

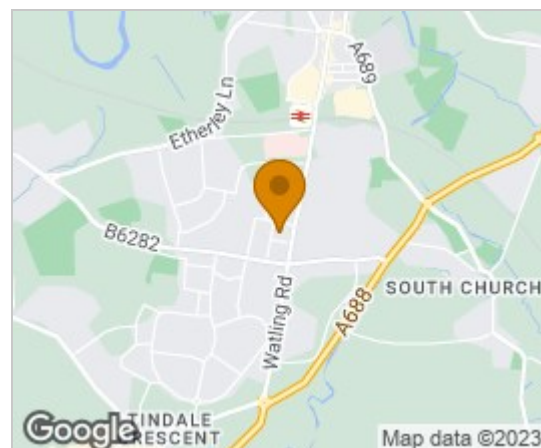
### BATHROOM

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

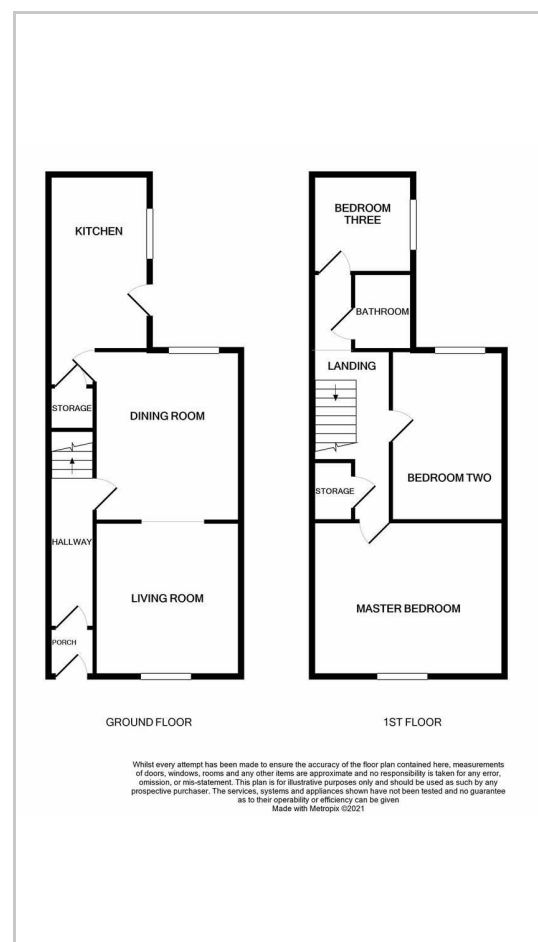
### EXTERNAL

Externally there is a rear enclosed yard with gated access into the back lane. To the front of the property on street parking is available.

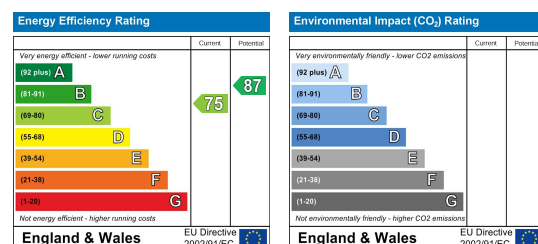
### Area Map



### 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.

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