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Lindsay Street

Bishop Auckland, DL14 7RE

Price £110,000



Three bedroomed stone built property, situated in the heart of Bishop Auckland on a quiet residential street only approx. 0.3 miles from the town centre. This property is nearby to a range of local amenities, primary school, supermarkets as well as high street retail stores, healthcare services, cafes and secondary schools. The town centre 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.

In brief the property comprises; an entrance hall leading into the living room, kitchen/diner and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. The property also benefits from a cellar providing additional storage. Externally there is on street parking available to the front, whilst to the rear there is an enclosed yard.



Spacious and bright living room located to the front of the property, benefiting from neutral décor, space for electric stove effect fire and window to the front elevation.

The kitchen contains a range of light wood effect wall, base and drawer units, complimenting work surfaces and tiled splash backs. Benefiting from integrated appliances including an electric oven, gas hob, overhead extractor hood along with a fridge/freezer. There is space for a kitchen table and chairs as well as fitted with the multi fuel stove.

The utility room provides additional storage space along with room for a free standing washing machine and dryer.

The master bedroom is a spacious double bedroom, with neutral décor, built in storage cupboard and window to the rear elevation.

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

The third bedroom is a single room that could also be utilised as a home office. Window to the front elevation.

The bathroom contains a panelled bath with overhead shower and glass shower screen, WC and wash hand basin.

The cellar provides a great additional storage area with lighting and power points.

To the rear of the property there is an enclosed yard with gated access to the rear, whilst to the front on street parking is available.

ENTRANCE FLOOR

CELLAR

GROUND FLOOR

UTILITY ROOM

KITCHEN/DINER

LIVING ROOM

POURCE

1ST FLOOR

BATHROOM

LANDING

BEDROOM TWO

BEDROOM THREE

MASTER BEDROOM

While every effort has been made to ensure the accuracy of the floor plan contained here, representations of areas, heights, levels and other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The purchaser, customer and occupant remain free and shall be held to be responsible for any error, omission, or misstatement in the plan.

Drawn with AutoCAD 2012

Energy Efficiency Rating

Rating	Current (%)	Potential (%)
(92 plus) A	0	0
(81-91) B	0	0
(69-80) C	0	0
(55-68) D	0	0
(39-54) E	0	0
(21-38) F	0	0
(1-20) G	0	0
Current	53	
Potential		88

Environmental Impact (CO₂) Rating

Rating	Current (%)	Potential (%)
(92 plus) A	0	0
(81-91) B	0	0
(69-80) C	0	0
(55-68) D	0	0
(39-54) E	0	0
(21-38) F	0	0
(1-20) G	0	0
Current	53	
Potential		88

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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