

# HUNTERS<sup>®</sup>

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## Edward Street

Eldon Lane, Bishop Auckland, DL14 8TN

Price £45,000



Two bedroomed terraced property located on Edward Street in Eldon Lane. Situated just a short distance from local amenities which include, shops, supermarkets and local schools, whilst the neighbouring town, Bishop Auckland, provides access to a range of amenities, such as supermarkets, healthcare services, cafés, restaurants and both primary and secondary schools. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters. There is also an extensive public transport system which allows for access to not only the surrounding towns and villages, but to further afield places such as Durham, Darlington, Newcastle and York.

In brief the property comprises an entrance porch leading into the living room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally, the property has an enclosed yard to the rear with gated access to the rear lane while on street parking is available to the front.



**Living Room 15'1" x 12'0" (4.6m x 3.68m)**  
 Spacious living room located to the front of the property, with ample space for furniture and neutral decor.

**Kitchen 13'11" x 11'9" (4.25m x 3.6m)**  
 The kitchen contains a range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainage unit. Space is available for free standing appliances.

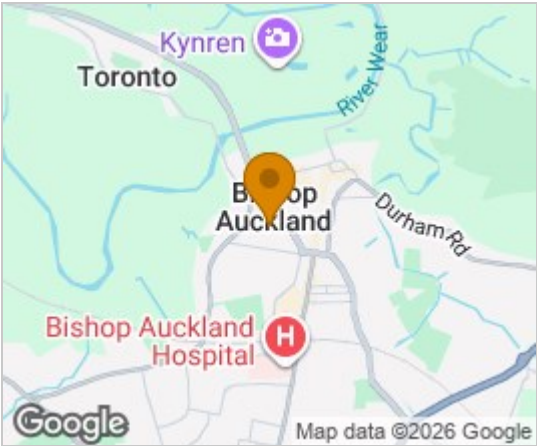
**Master Bedroom 15'1" x 12'0" (4.6m x 3.68m)**  
 The master bedroom provides space for a king sized bed, further furniture and window to the rear elevation.

**Bedroom Two 13'11" x 8'2" (4.25m x 2.5m)**  
 The second bedroom is a double bedroom with window to the rear elevation.

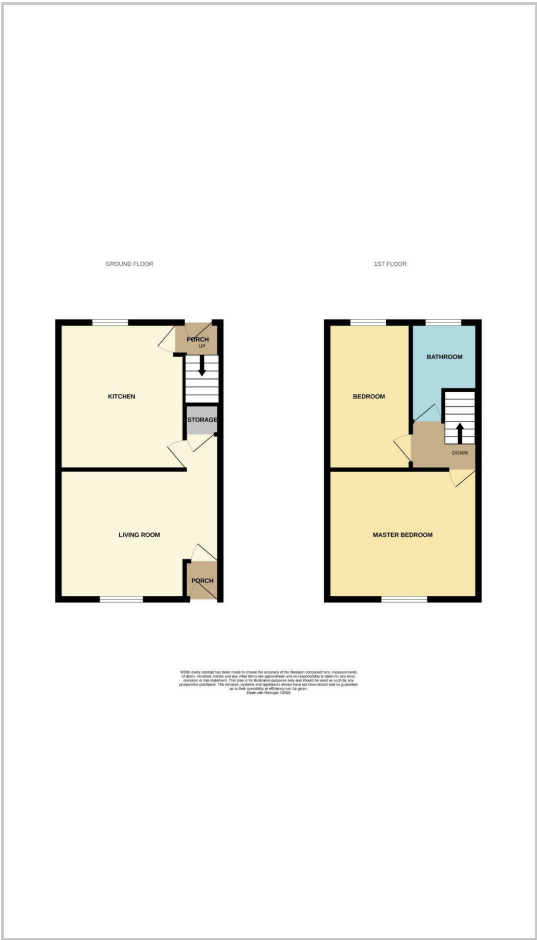
**Bathroom 6'5" x 5'4" (1.98m x 1.64m)**  
 The bathroom contains a panelled bath, WC and wash hand basin.

**External**  
 Externally the property has an enclosed yard to the rear with gated access to the rear lane, to the front on street parking.

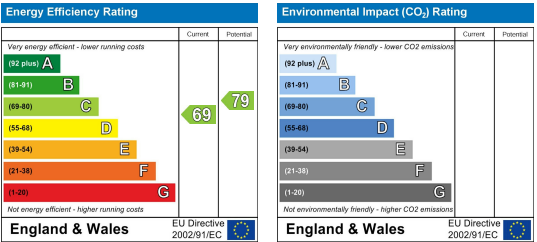
## Area Map



## 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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