



HUNTERS®
HERE TO GET *you* THERE

13 Oak Terrace, Bishop Auckland, DL14 6ES

13 Oak Terrace, Bishop Auckland, DL14 6ES

Price £69,000

Two bed roomed terraced property located on Oak Terrace offered to the market for sale with tenant in situ, benefiting from on street parking and an enclosed rear yard. Pleasantly positioned in Bishop Auckland provides easy access to the towns amenities from the schools, supermarkets and retail stores to restaurants, cafes and leisure facilities. There is an extensive public transport system in the area via both bus and rail, providing regular access to neighbouring towns and villages.

In brief, the property comprises; an entrance hall leading through to the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and second bedroom. Externally there is an enclosed yard to the rear whilst to the front on street parking is available.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

Bright and spacious living room located to the front of the property with neutral decor, feature fire surround and large window providing plenty of natural light.

Dining Room

Another spacious reception room with space for a table and chairs, further furniture, neutral decor and window overlooking the yard.

Kitchen

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and a sink/drainer unit. Space is available for free standing appliances and patio door leads into the yard.

Master Bedroom

The master bedroom is a generous size with space for a king sized bed and further furniture, dual alcoves, neutral decor and window to the front elevation.

Bedroom Two

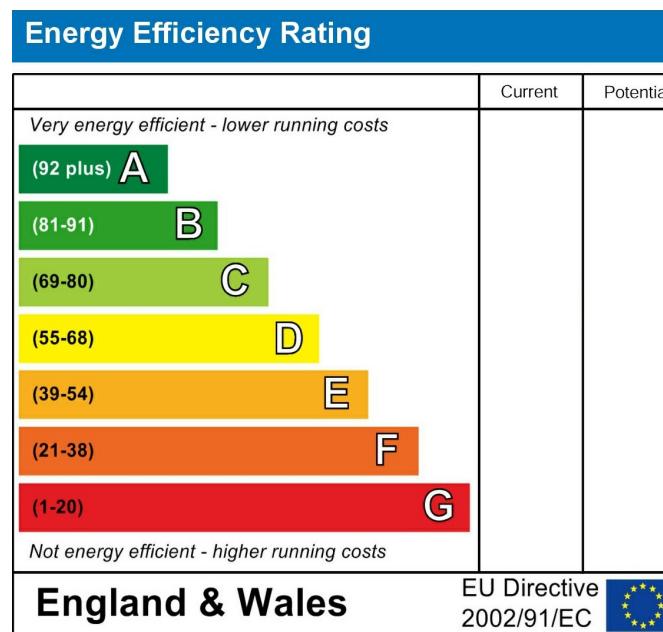
The second bedroom is another well sized room with neutral decor and window to the rear.

Bathroom

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

External

Externally, the property has an enclosed rear yard to the rear with gated access into the back lane. To the front, there is a walled courtyard and on 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.



