

# HUNTERS<sup>®</sup>

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## Spencer Street

Eldon Lane, Bishop Auckland, DL14 8TL

Offers Over £40,000



Two bedroomed mid terrace property situated on Spencer Street, Eldon Lane. Pleasantly positioned a short distance from Shildon as well as being less than half a mile from the local Prince Bishops Community Primary School in Coundon Grange. Located just off the public bus route allows easy access to both Shildon and Bishop Auckland, which is approx 2.5 miles away. Further facilities are available in Bishop Auckland's town centre, including further primary and secondary schools, healthcare services, high street stores, cafés, supermarkets and an extensive public transport system which allows for 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 leading into the living room, dining room, kitchen and bathroom to the ground floor. The first floor consists of the master bedroom and second double bedroom. Externally, there is on street parking available to the front of the property, while to the rear there is an enclosed yard with bordering flower beds perfect for gardening.



Living Room 12'7" x 11'5" (3.86m x 3.5m )

Bright and spacious living room located to the front of the property benefiting from neutral decor and window to the front elevation providing lots of natural light.

Dining Room 13'6" x 12'0" (4.13m x 3.67m)

The dining room is another well proportioned reception room with space for a table and chairs, neutral decor and window overlooking the rear yard,

Kitchen 11'11" x 6'6" (3.64m x 2.0m )

Galley style kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for further free standing appliances along with plumbing for a washing machine.

Bathroom 6'10" x 7'2" (2.09m x 2.2m)

The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC with frosted window to the side elevation.

Master Bedroom 15'5" x 12'5" (4.7m x 3.8m )

Spacious master bedroom with ample space for a king-sized bed and further furniture, benefiting from neutral decor and window to the front elevation.

Bedroom Two 13'7" x 12'2" (4.16m x 3.72m)

The second bedroom is another generously sized double room with plenty of space for furniture, neutral decor and window to the rear.

#### External

Externally, there is on street parking available to the front of the property, while to the rear there is an enclosed yard with bordering flower beds perfect for gardening.

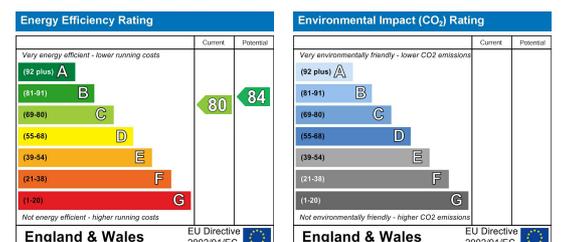
## Area Map



## 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. **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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