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12 Salisbury Place, Bishop Auckland, DL14 7NB

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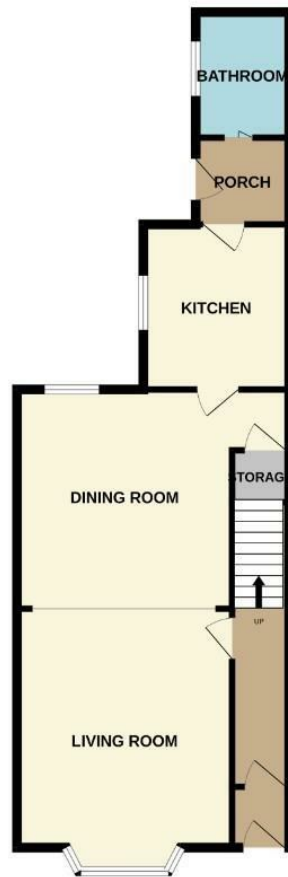
Offers In Excess Of £110,000

Spacious three bedroomed mid-terrace property located on Salisbury Place in Bishop Auckland. Offered to the market with no onward chain, this would be an ideal property for first time buyers and investors alike. Situated within a prime town-centre location, the property offers easy access to a variety of local amenities; nearby supermarkets Morrisons and Asda, healthcare services, primary and secondary schools as well as retail stores and restaurants. Further facilities are located just a short distance away in Tindale's Retail Park including popular high street stores. For commuters, the A688 is nearby and leads to the A1(M) both North and South, there is also an extensive public transport system in the area by bus allows for access to not only the surrounding towns and villages but to further afield places such as Durham and Newcastle, whilst the rail service leads to Darlington and then connections can be made onwards to major services including York, London and Edinburgh.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property benefits from having on street parking available to the front. To the rear, the property has a low maintenance enclosed yard which has gated access into the additional garden, mainly laid to lawn with patio area ideal for outdoor seating.

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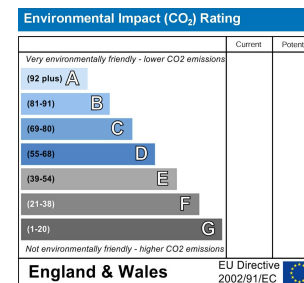
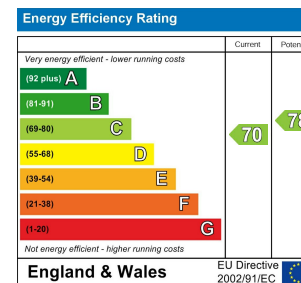
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5.0.0.0.



Living Room

14'9" x 12'11"

Bright and spacious living room located to the front of the property with ample space for furniture, benefiting from an electric fire with feature surround and large bay window to the front elevation allowing plenty of natural light.

Dining Room

13'1" x 12'11"

Open-plan from the living room, the second reception room is another good size with plenty of space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen

9'10" x 8'10"

The kitchen is fitted with a range of wall, base and drawer units. complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for further free standing appliances.

Bathroom

7'8" x 5'6"

The modern bathroom is fitted with a panelled bath, overhead electric shower, heated towel rail, WC and wash hand basin.

Master Bedroom

12'1" x 10'4"

The master bedroom is a spacious double bedroom, with room for further furniture, neutral decor and window to the front elevation.

Bedroom Two

13'1" x 10'4"

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

Bedroom Three


9'0" x 5'10"

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

External

Externally the property benefits from having on street parking available to the front. To the rear, there is a low maintenance enclosed yard which has gated access into the additional garden, mainly laid to lawn with patio area ideal for outdoor seating.

Energy Efficiency Rating

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

The Energy Efficiency Rating chart shows a current rating of 70 and a potential rating of 78. The chart is divided into seven bands (A to G) with corresponding score ranges. The current rating of 70 is indicated by a green arrow pointing to the 'D' band, and the potential rating of 78 is indicated by a green arrow pointing to the 'C' band.

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.



