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David Terrace Bishop Auckland, DL14 8SJ

David Terrace Bishop Auckland, County Durham, DL14 8SJ

Price £70,000

Spacious two bed roomed mid terrace located on David Terrace in Coronation, Bishop Auckland. Benefiting from a rear landscaped yard, modern kitchen and bathroom as well as a loft conversion, this property will appeal to a variety of buyers from first time buyers to investors alike. Located only a short distance from both Shildon and Bishop Auckland allows for access to a range of local amenities such as supermarkets, retail stores, cafés, healthcare services and both primary and secondary schools. There is an extensive public transport system in the area which allows for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and York. The A689 is nearby and leads to the A1(M) both North and South, ideal for commuters.

In brief this property comprises of an entrance hall, living room, dining room and kitchen to the ground floor, whilst the first floor accommodates the two double bedrooms and the family bathroom, the loft has been converted to add an additional storage room. Externally there is a landscaped yard and on street parking available.

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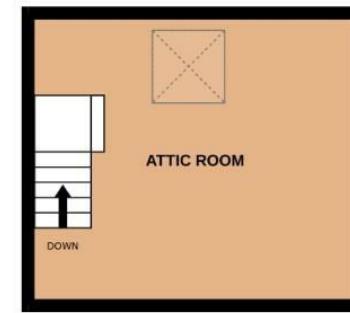
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



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.

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Energy Efficiency 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			

Environmental Impact (CO ₂) Rating		Current	Potential
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

12'0" x 11'6"

Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor and gas fire with feature surround. Window to the front elevation.

Dining Room

13'9" x 11'9"

The second reception room is another good size, with space for a table and chairs and French doors to the rear leading out into the rear yard.

Kitchen

10'9" x 6'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surface, tiled splash backs ad sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

15'1" x 12'1"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

13'9" x 9'2"

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

Bathroom

11'0" x 6'6"

Attic Room

13'11" x 13'1"

The attic room is accessed via stairs on the landing, it could be utilised as a home office or playroom with skylight to the rear elevation.

External

Externally there is a landscaped yard and on street parking 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.



