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Addison Road

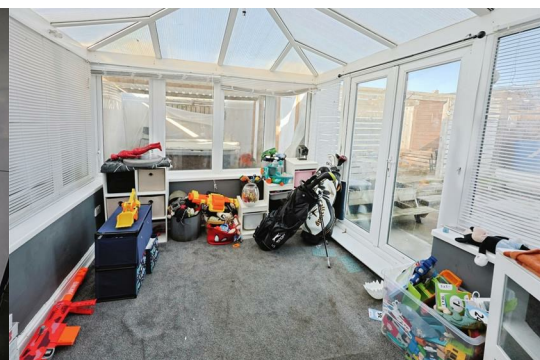
Leeholme, Bishop Auckland, DL14 8HR

Offers Over £50,000



Three bedroomed semi-detached family home situated on Addison Road, Leeholme. Ideal for investors, the property is offered to the market with tenants in situ and is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief, the property comprises; an entrance hall leading into the living room, kitchen and conservatory to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a gravelled yard to the front while to the rear, there is an enclosed lawned garden with patio and decking space ideal for outdoor seating and furniture.



Living Room 16'0" x 10'3" (4.9 x 3.14)
Spacious living room spanning the length of the property with lots of space for furniture, neutral decor and window to the front elevation.

Kitchen 16'0" x 11'8" (4.9 x 3.57)
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainage unit along with a free standing cooker with overhead extractor hood. Space is available for further free standing appliances and furniture.

Conservatory 12'1" x 8'10" (3.7 x 2.7)
The conservatory is a great addition to the property offering an additional reception space with French doors leading into the rear garden.

Master Bedroom 9'6" x 8'8" (2.9 x 2.66)
Generously sized master bedroom with lots of space for furniture and window to the front elevation.

Bedroom Two 10'5" x 7'6" (3.2 x 2.3)
The second bedroom is another good size with lots of space for furniture and window to the front elevation.

Bedroom Three 8'0" x 7'7" (2.44 x 2.32)
Bedroom three is a spacious single with window to the rear elevation.

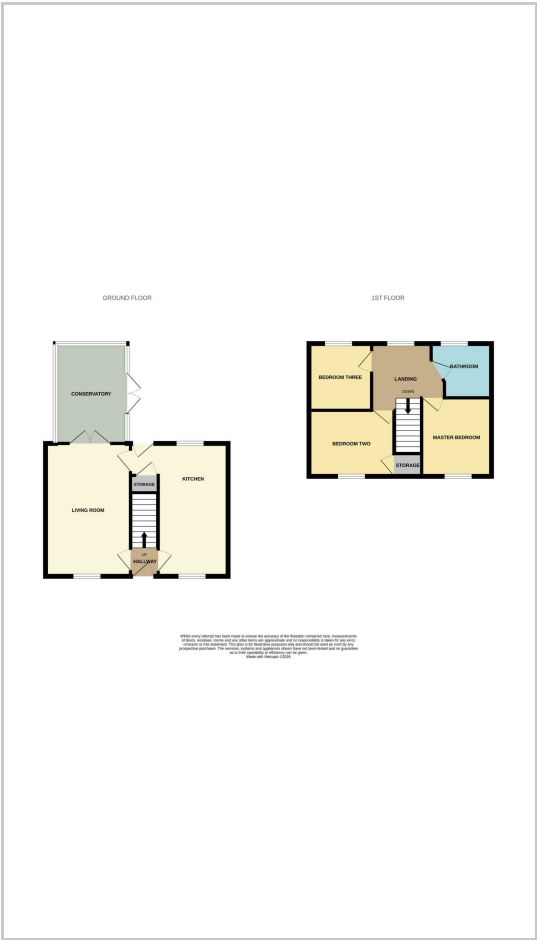
Bathroom 7'1" x 6'1" (2.18 x 1.87)
Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, there is a gravelled yard to the front while to the rear, there is an enclosed lawned garden with patio and decking space ideal for outdoor seating and furniture.

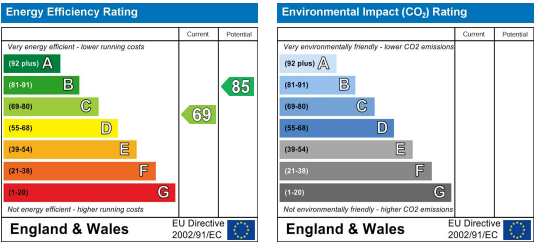
Area Map



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.