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Percy Street Bishop Auckland, DL14 6BQ

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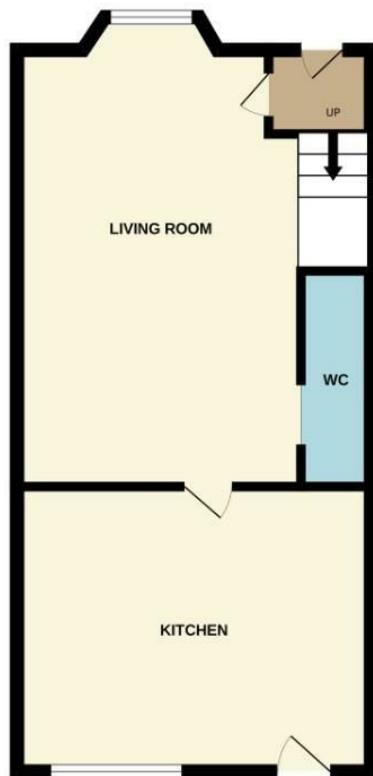
Price £110,000

A great opportunity to purchase this four bedrooomed, terraced town house located on Percy Street in Bishop Auckland. With some cosmetic updating, this property would make a perfect buy-to-let home, ideal for investors. A central location, within walking distance of the town centre as well as being approx. 1.1miles from the ever expanding Tindale retail park, which boasts a large array of restaurants, popular high street retail stores, supermarkets and also restaurants. This property has great travel connections via bus or train, being on the bus route and also only 0.5miles from the train station, this allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains three bedrooms and family bathroom, with stairs leading up the the second floor, master bedroom and ensuite. Externally the property has a enclosed yard with double gates which can be utilised for off street parking and additional on street parking is available to the front.

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GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.7 sq.m.) approx.

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	
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	75
(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	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
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## Living Room

17'8" x 10'9"

Spacious living room located to the front of the property, with ample space for furniture and bay window to the front elevation providing plenty of natural light.

## Kitchen

14'5" x 11'9"

The kitchen contains a range of wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainer unit. Space is available for free standing kitchen appliances and a kitchen table and chairs.

## Cloakroom

8'10" x 2'11"

The cloakroom contains WC and wash hand basin.

## Bedroom Two

11'0" x 7'10"

The second bedroom provides space for a double bed, further furniture and window to the front elevation.

## Bedroom Three

11'5" x 8'10"

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

## Bedroom Four

12'9" x 4'11"

The fourth bedroom is a single bedroom with window to the rear elevation.

## Bathroom

The bathroom contains a panelled bath, WC and wash hand basin.

## Master Bedroom

21'7" 17'2"

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

## Ensuite

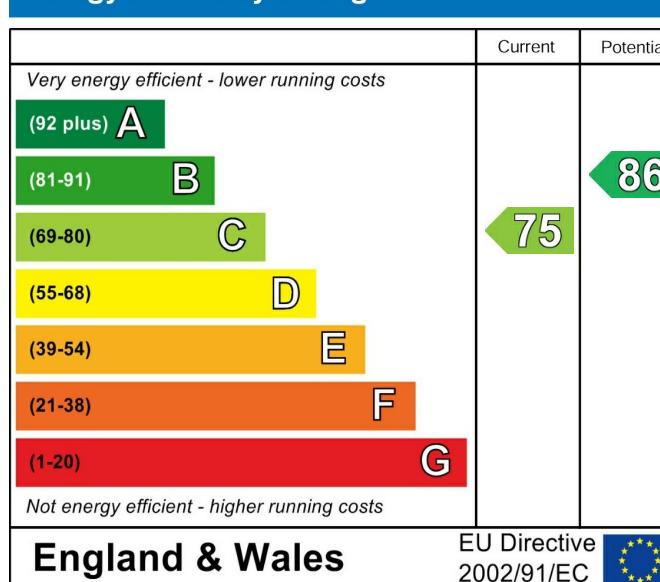
9'2" x 5'2"

The ensuite contains a single shower cubicle, WC and wash hand basin.

## External

External there is a rear enclosed yard with double gates providing access for off street parking. To the front further on street parking is available.

## Energy Efficiency Rating



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.

