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Beaumont Street Bishop Auckland, DL14 6BJ

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Offers Over £70,000

Modern two bedrooned terraced property located on Beaumont Street in Bishop Auckland. The property benefits from a number of improvements by the current vendors including new bathroom, windows and doors and landscaped yard. It is close to the town centre, offering easy access to a range of amenities including schools, supermarkets, local shops and cafes. There is an extensive public transport system in the area allowing for connections to not only nearby towns and villages but further afield places such as Darlington, Durham and Newcastle. The train station has regular links to Newton Aycliffe, Darlington and Middlesbrough. Nearby Tindale's ever expanding retail park offering a range of popular retail stores, high street shops, food outlets, cafes as well as the new shopping complex.

In brief; the property comprises an entrance hall leading through to into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has on street parking to the front, whilst to the rear there is a landscaped yard with gated access into the back lane.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 working or efficiency can be given.
Mode with Measured 000025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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Living Room

12'1" x 11'5"

Spacious living room located to the front of the property, with ample space for furniture and large window to the front elevation.

Dining Room

13'5" x 11'5"

The second reception room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

13'1" x 7'8"

The kitchen contains a range of modern, wall base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

12'9" x 12'2"

The master bedroom is a spacious double bedroom with built in wardrobes and window to the front elevation.

Bedroom Two

13'5" x 9'1"

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

Bathroom

13'1" x 7'8"

Newly fitted modern bathroom, containing a free standing bath with TV, double walk in shower cubicle, high level WC, feature wash hand basin and bronze effect towel rail. There is space and plumbing available for a washing machine and dryer and an opaque window to the side elevation.

External

Externally the property has on street parking to the front, whilst to the rear there is a landscaped yard with gated access into the back lane.

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.





