



HUNTERS®

HERE TO GET *you* THERE

15 Station Road, West Auckland, Bishop Auckland, Durham,
DL14 9HF

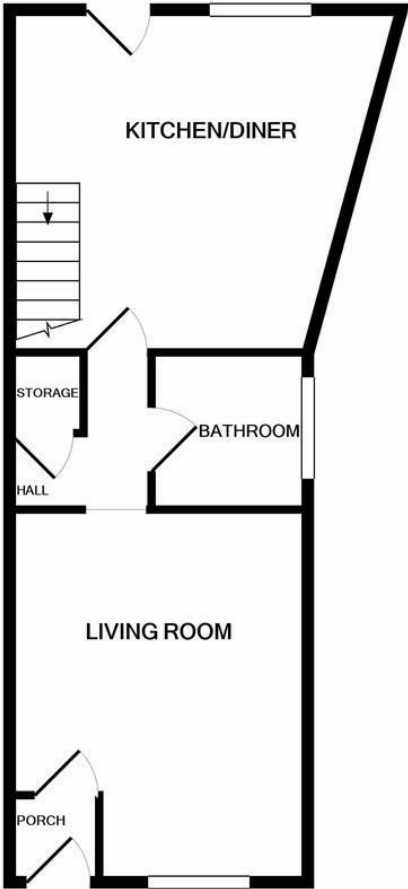
15 Station Road, West Auckland, Bishop Auckland, Durham, DL14 9HF

£580 Per Month

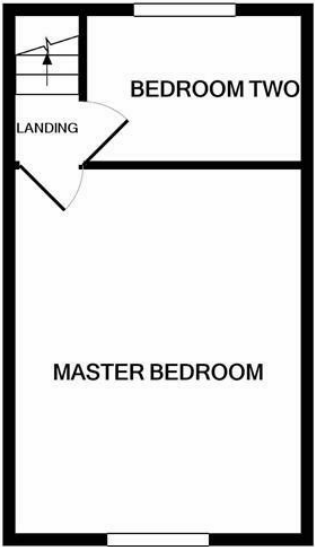
Two bedroomed end of terraced property on Station Road in West Auckland. The property is only approx. 1 miles from the ever expanding Tindale Retail Park and approx. 3 miles from the neighbouring town Bishop Auckland, this provides easy access to a large range of facilities, such as supermarkets, restaurants, popular high street stores and both primary and secondary schools nearby. There is also an extensive public transport system which allows for access to not only the surrounding towns and villages but also to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance porch leading into the living room, kitchen/diner and bathroom. The first floor contains the two bedrooms and externally there is an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
England & Wales		EU Directive 2002/91/EC 

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		
England & Wales		EU Directive 2002/91/EC 

Living Room

11'7" x 14'6"

Spacious and bright living room located to the front the property with ample space for free standing furniture and window to the front elevation.

Kitchen/Diner

12'0" x 13'7"

The kitchen/diner contains a range of wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. Along with space for free standing appliances such as and oven, fridge/freezer, washing machine and table/chairs.

Bathroom

5'10" x 6'1"

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

Master Bedroom

11'6" x 14'2"

The master bedroom is a spacious double bedroom with window to the front elevation.

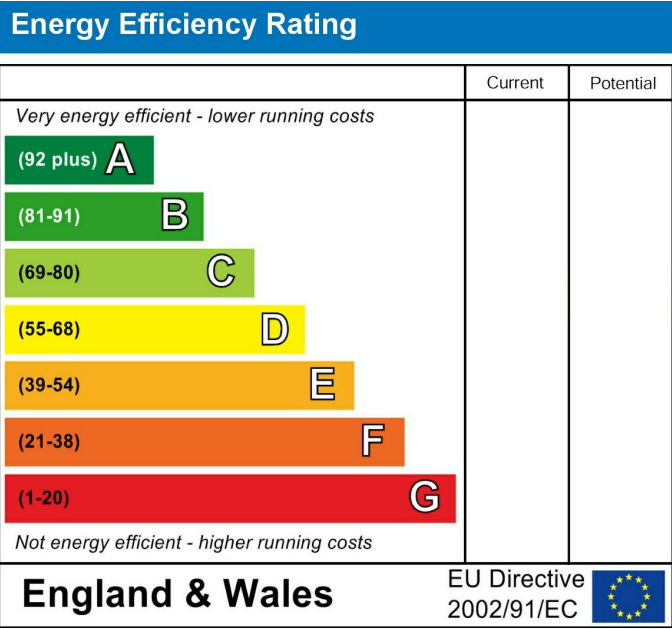
Bedroom Two

6'1" x 8'10"

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

Outdoor Space

Externally there is an enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is 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.



