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Princes Street Bishop Auckland, DL14 7BB94



# Princes Street Bishop Auckland, DL14 7BB94

Price £65,000

PUBLIC NOTICE: 94 Princes Street, Bishop Auckland, DL14 7BB

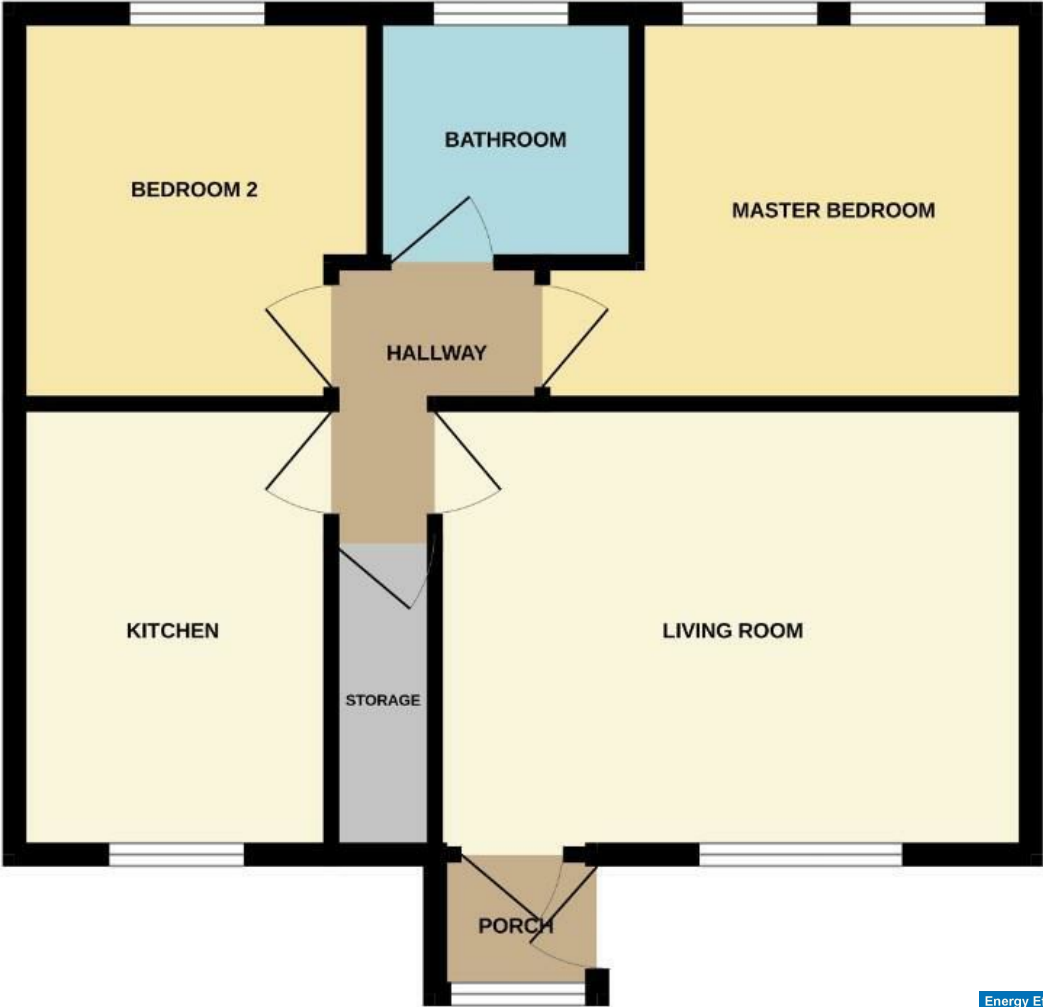
We are acting in the sale of the above property and have received an offer of £60,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Two bedroomed ground floor flat offered to the market with no onward chain. Located on Princes Street, Bishop Auckland, the property is in a prime town centre location providing access to a range of local amenities including supermarkets, schools, retail stores, popular high street shops, cafes and restaurants. There is an extensive public transport system in the area via both bus and rail, providing regular access to neighbouring towns and villages. The A689 is nearby leading to the A1(M) both North and South ideal for commuters.

In brief, the property comprises; an entrance porch leading into the living room, kitchen, two double bedrooms and bathroom. Externally, the property has a designated parking bay and single garage with up and over door.

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GROUND FLOOR



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	64	64
(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 <sub>2</sub> ) Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC

**Living Room**

14'6" x 11'0"

Bright and spacious living room located to the front of the property with feature fire surround, neutral decor and window to the front elevation.

**Kitchen**

11'0" x 7'4"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers. Space is available for free standing appliances with window to the front elevation.

**Master Bedroom**

9'7" x 9'6"

The master bedroom has space for a double bed with fitted wardrobes and dual windows to the rear elevation.

**Bedroom Two**

9'6" x 8'9"

Second double bedroom with fitted wardrobes, neutral decor and window to the rear elevation.

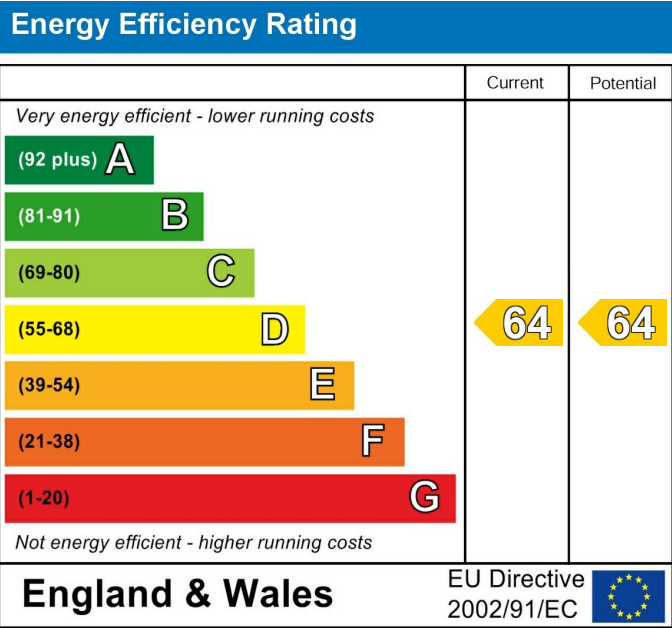
**Bathroom**

6'5" x 6'1"

The family bathroom is fitted with a panelled bath, wash hand basin, WC and frosted window to the rear elevation.

**External**

Externally, the property has a designated parking bay and single garage with up and over door.



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.







