



## Sun Street

Bishop Auckland, DL14 6DP

Price £75,000



Great opportunity to purchase this modern two bedrooned terraced property which has been recently renovated throughout, with new kitchen, bathroom and carpets. It is located just a short distance from the town centre provides access to a range of local amenities from supermarkets to schools, restaurants, healthcare services and local retail stores. There is 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 Durham, Darlington and Newcastle.

In brief the property comprises; an entrance porch which leads through into the living room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, second bedroom and the bathroom. 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.



## Living Room 14'1" x 14'1" (4.3 x 4.3)

Spacious and bright living room, freshly decorated with new carpets and inset electric fire with led lights and flame effect. Window to the front elevation.

## Kitchen 6'2" x 11'5" (1.9 x 3.5)

Newly installed kitchen, containing a contemporary range of wall, drawer and base units, complementing work surfaces, splash backs and sink/drainer unit. Benefiting from an integrated electric oven, hob, overhead extractor hood, fridge and freezer along with space for further free standing appliances.

## Master Bedroom 10'5" x 13'1" (3.2 x 4)

The master bedroom is double bedroom, providing space for further furniture, new carpets, neutral decor and window to the front elevation.

## Bedroom Two 6'2" x 11'6" (1.9 x 3.51)

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

## Bathroom

The bathroom contains a new panelled bath with overhead rainfall shower, WC and wash hand basin set in a vanity unit. Opaque window to the rear elevation.

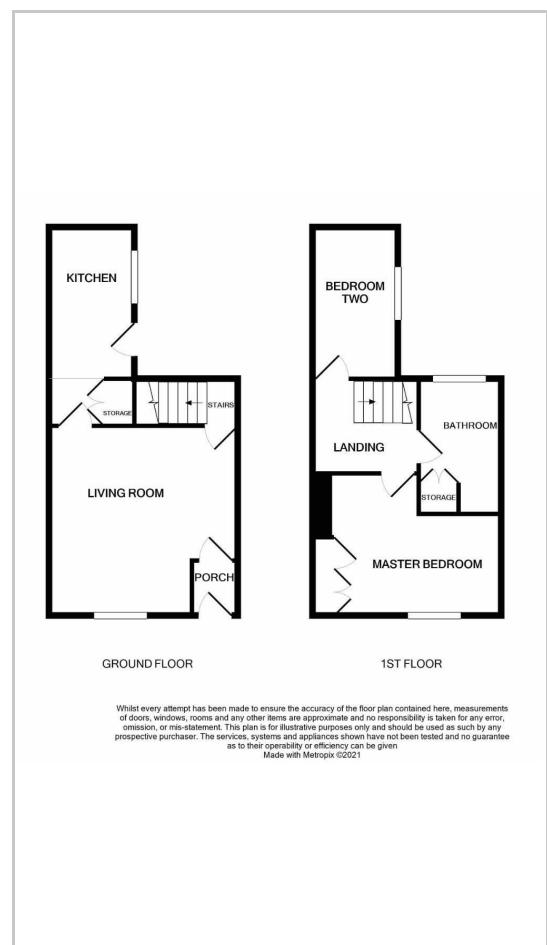
## Yard

To the front of the property there is on street parking available, whilst to the rear there is a private enclosed yard with gated access into the rear lane.

## Area Map

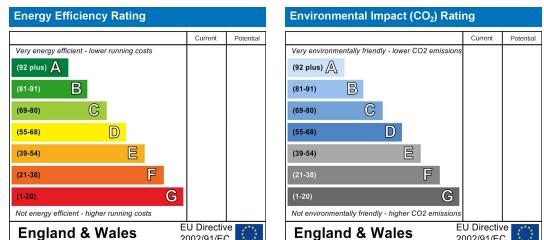


## Floor Plans



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 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.