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Kings Lodge Bishop Auckland, DL14 7NP

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Offers In Excess Of £110,000

Beautifully presented two bedroomed flat, located within an impressive grade two listed building in Bishop Auckland Market Place. The property has gas central heating and retains many original features, including Hardwood Sash window. The property benefits from being within close proximity to the town centre, allowing for access to a range of local shops, supermarkets, cafés, restaurants, pubs and further amenities. There is also an extensive public transport system allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, two spacious bedrooms and bathroom. The property is accessed by electric gates leading to large cobbled court yard, adjoining Auckland Castle, with private access to the flat

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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.
Made with Metropia 5.0.0.5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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

Bright and spacious living room, benefiting from neutral decor, ample space for furniture, feature marble fireplace and large windows providing lots of natural light.

Dining Room

The second reception room is another great size, with plenty of space for a dining table and chairs and further furniture.

Kitchen

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

Master Bedroom

The master bedroom provides space for a double bed and benefits from built in wardrobes.

Bedroom Two

The second bedroom is again another spacious bedroom also with built in wardrobes.

Bathroom

The bathroom contains a double walk in shower cubicle, WC, wash hand basin and heated towel rail.

External

There is a allocated parking bay in the private gated car park.

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.







