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Linden Road Bishop Auckland, DL14 6EP

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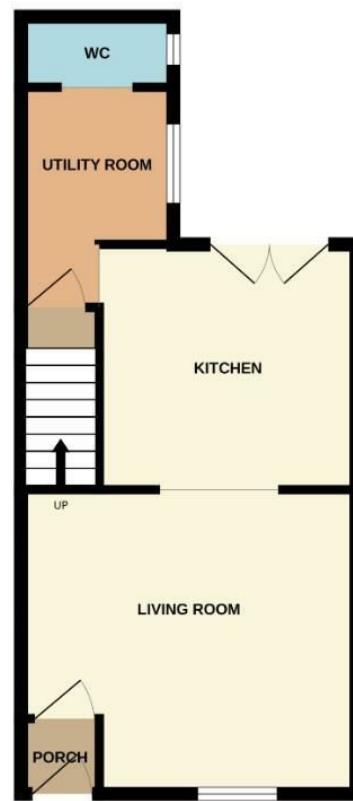
Price £70,000

Two bed roomed, mid terraced property located on Linden Road in Bishop Auckland. This property is positioned just a short distance from the town centre and train station. The town centre offers access to a range of local amenities from supermarkets to popular high street retail stores, restaurants and both primary and secondary schools. There is an extensive public transport system in the area allowing for frequent access to neighbouring towns and villages as well as further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading through into the living room, new kitchen, utility room and cloakroom. The first floor contains the master bedroom, second bedroom and family bathroom. Stairs lead up to the attic room providing further storage. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
[bishopauckland@hunters.com](mailto:bishopauckland@hunters.com) | [www.hunters.com](http://www.hunters.com)

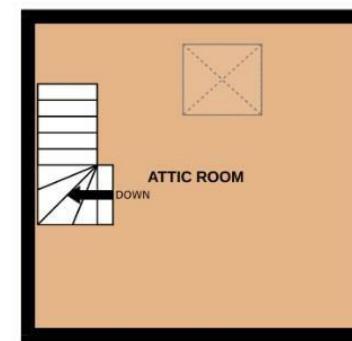
GROUND FLOOR



1ST FLOOR



2ND 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

13'11" x 12'9"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and large window to the front elevation.

## Kitchen

10'8" x 10'2"

The kitchen has been fitted with a range of new wall, base and drawer units, complementing work surfaces and splash backs. Benefiting from integrated appliances including an oven, hob and microwave along with space for further free standing appliances. French doors to the rear lead out into the enclosed yard.

## Utility Room

9'10" x 6'3"

The utility room is fitted with a further range of base units providing additional storage, built in slimline dishwasher and space for washing machine

## Cloakroom

6'3" x 2'11"

Fitted with a WC and wash hand basin.

## Master Bedroom

13'9" x 12'9"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

## Bedroom Two

10'5" x 8'2"

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

## Bathroom

9'10" x 6'2"

The bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

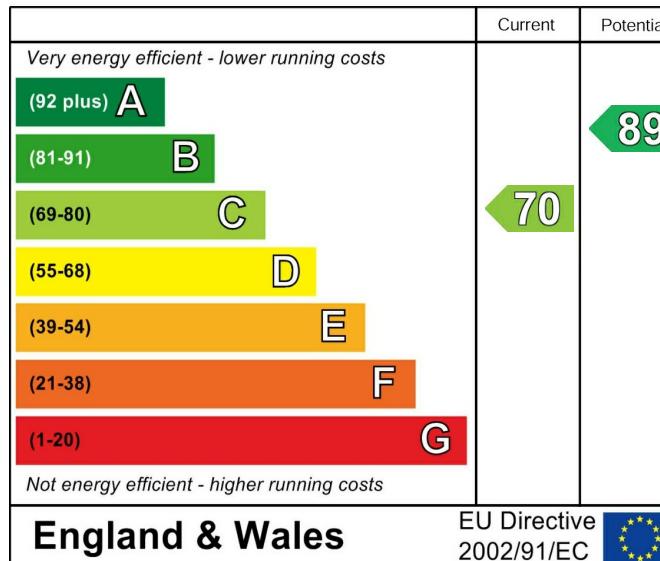
## Attic Room

The attic room is boarded providing additional storage and is fitted with a skylight to the rear elevation.

## External

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

## Energy Efficiency Rating



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.

