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Durham Street Bishop Auckland, DL14 7BJ

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### Offers In Excess Of £75,000

Two bedroomed terraced property located on Durham Street in Bishop Auckland. Situated close to the town centre offering easy access to a range of amenities including schools, supermarkets, local shops and cafes. There is an extensive public transport system in the area allowing for connections to not only nearby towns and villages but further afield places such as Darlington, Durham and Newcastle. The train station has regular links to Newton Aycliffe, Darlington and Middlesbrough. Nearby Tindale's ever expanding retail park offering a range of popular retail stores, high street shops, food outlets, cafes as well as the new shopping complex.

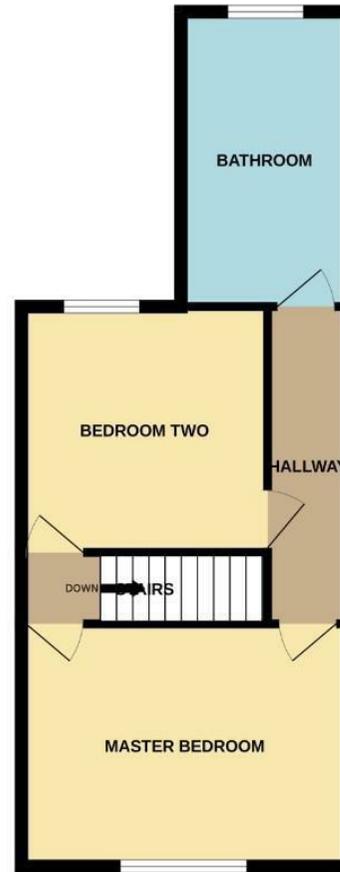
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is a large enclosed paved yard ideal for outdoor furniture.

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GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Living Room

14'3" x 13'8"

The living room is spacious and bright, providing ample space for furniture and large window to the rear elevation provides lots of natural light.

### Dining Room

10'9" x 10'5"

The second reception room is another good size, with space for a table and chairs, further furniture and window to the front elevation.

### Kitchen

12'9" x 7'2"

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

### Master Bedroom

14'4" x 10'5"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and window to the front elevation.

### Bedroom Two

10'9" x 10'2"

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

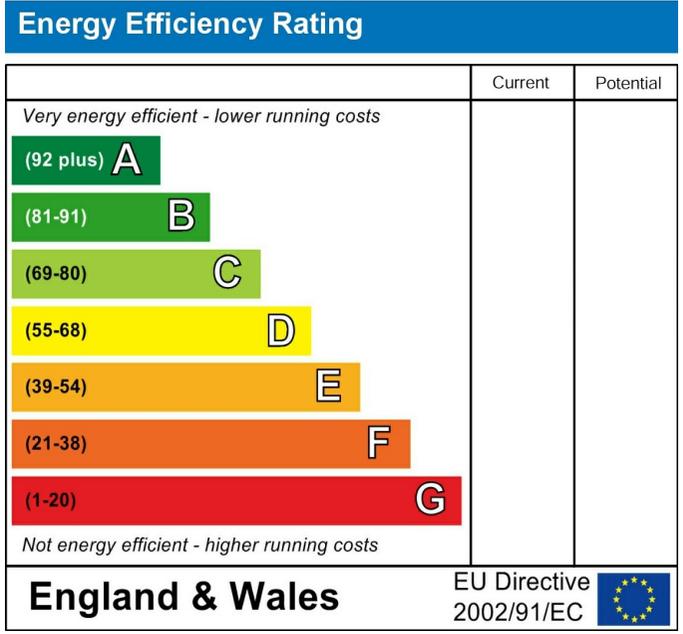
### Bathroom

12'9" x 7'2"

The bathroom is fitted with a WC, wash hand basin, corner shower cubicle and free standing bath. Window to the rear elevation.

### External

Externally the property has on street parking available to the front, whilst to the rear there is a large enclosed paved yard ideal for outdoor furniture.



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.



