



HUNTERS[®]
HERE TO GET *you* THERE

Dixon Street Bishop Auckland, County Durham, DL14 6DW

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£495 Per Month

Two bedroomed property on the outskirts of Bishop Auckland available to rent now. 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.

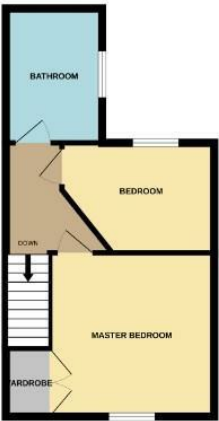
In brief the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, second bedroom and family bathroom. Externally there is on street parking to the front, as well as an enclosed rear yard with gated access into the back lane. The property is fitted with solar panels, providing reduced energy bills.

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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) A		
(81-91) B		
(69-80) C		
(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 (CO₂) 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

11'9" x 11'6"

Bright and spacious living room located to the front of the property, providing ample space for furniture and window to the front elevation.

Dining Room

7'8" x 7'2"

The dining room is open plan leading on from the living room, providing space for a dining table and chairs and window to the rear elevation.

Kitchen

17'5" x 6'4"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for a range of free standing kitchen appliances.

Master Bedroom

11'7" x 11'6"

The master bedroom provides space for a king size bed, built in wardrobes and window to the front elevation.

Bedroom Two

10'4" x 6'6"

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

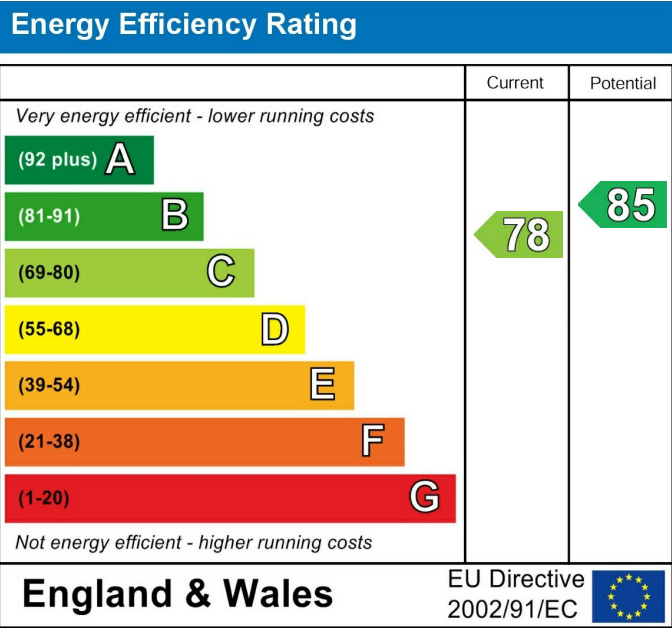
Bathroom

9'10" x 6'4"

The bathroom contains a corner shower cubicle, WC and wash hand basin. Opaque window to the side elevation.

External

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



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.



