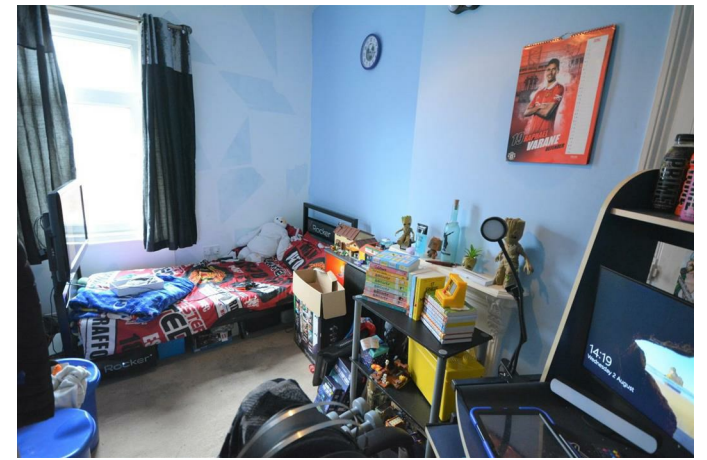




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Nelson Street, Bishop Auckland | Price £58,000**  
**Call us today on 01388 311582**



### 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.

**INVESTMENT OPPORTUNITY TENANT IN SITU. Two bedroomed mid terrace property sold with a tenant in situ paying £450pcm. Located in a quiet residential location just a short distance from the town centre provides access to a range of amenities from supermarkets to cafés, healthcare services and retail stores.**

**There is an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters the A688 is nearby and leads to the A1(M) both North and South.**

**In brief the property comprises; a living room, kitchen and bathroom to the ground floor, whilst the first floor contains the two double bedrooms. Externally the property has a enclosed yard to the rear with gated access into the back lane, whilst to the front on street parking is available.**

#### Living Room

13'4" x 13'3"

The living room is located to the front of the property, benefiting from neutral decor, ample space for furniture and window to the front elevation.

#### Kitchen

13'1" x 9'4"

The kitchen contains a range of wood effect wall, base and drawer units, complimenting work surfaces, tiled splashbacks and sink/drain unit. Space is available for free standing kitchen appliances.

#### Bathroom

6'6" x 5'9"

The bathroom contains a panelled bath, WC and wash hand basin.

#### Master Bedroom

13'5" x 9'10"

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

#### Bedroom Two

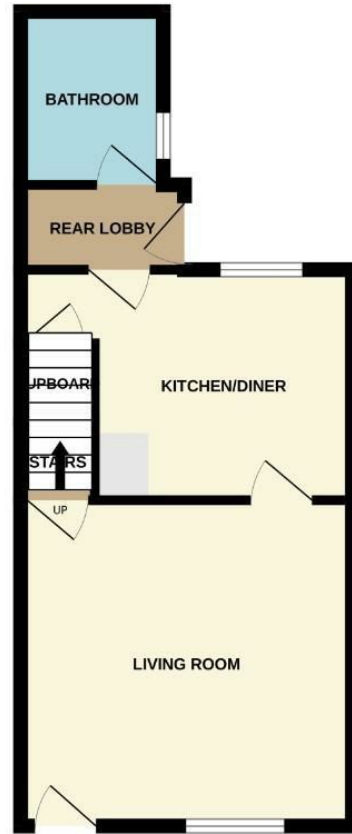
13'1" x 7'9"

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

#### External

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

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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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.

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