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East Green West Auckland, Bishop Auckland, DL14 9HJ

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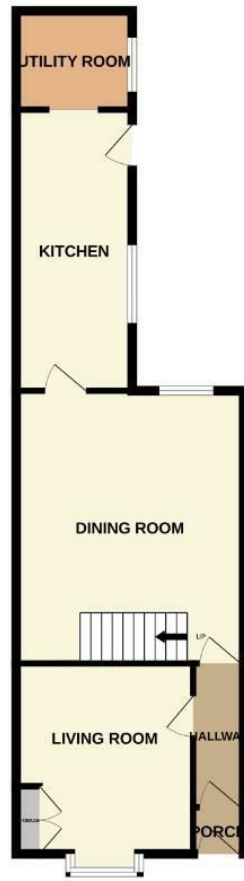
Price £72,500

Two bedroomed terraced property located on East Green in West Auckland, situated close to a range of amenities such as ever expanding Tindale Retail Park, and only approx. 3 miles from Bishop Auckland, which boasts a large array of facilities including healthcare services, supermarkets, retail stores, restaurants, and both primary and secondary schools. There is also an extensive public transport system, which allows for access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York. This property is great for commuters having also easy access to the A68 which leads to the A1 (M) both North and South. This property does currently have a new tenant in situ perfect for an investor looking to purchase a property.

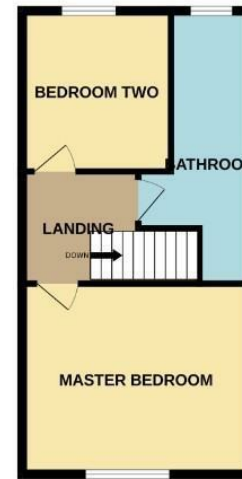
In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has an enclosed yard to the rear with gated access into the rear lane.

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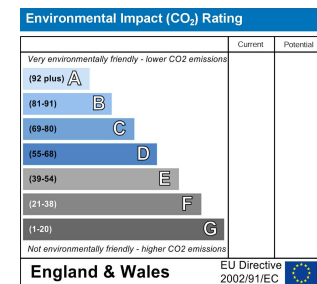
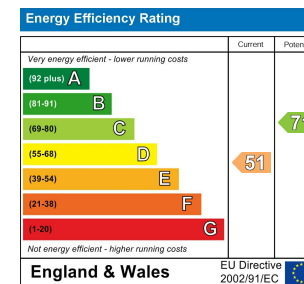
GROUND FLOOR



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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### Living Room

11'8" x 10'9"

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

### Dining Room

16'8" x 14'0"

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

### Kitchen

17'3" x 7'2"

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

### Utility Room

7'3" x 6'1"

The utility room provides additional storage space and space for further appliances.

### Master Bedroom

14'1" x 12'1"

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

### Bedroom Two

9'10" x 8'11"

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

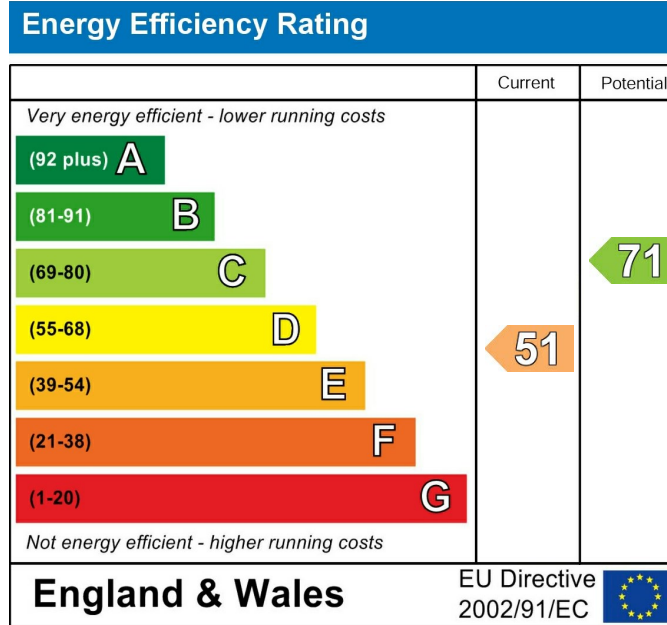
### Bathroom

13'5" x 4'7"

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

### External

Externally the property has an enclosed yard to the rear with gated access into the rear 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.









