



HUNTERS[®]
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Short Street Bishop Auckland, DL14 6BN

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Price £60,000

Generous two bedroomed terraced property offered for sale with no onward chain in Short Street, Bishop Auckland. An ideal investment or first time buy this spacious property has a lot of potential, on street parking is available and there is a rear enclosed yard. Pleasantly positioned in a central location of the town provides access to a variety of local amenities including supermarkets, schools, restaurants, cafes , local shops and retail stores. There's an extensive public transport system in the town via both bus and rail, providing easy access to neighbouring towns and villages. The A688 and A689 are both close by for commuters. Further facilities are available in the nearby ever expanding Tindale retail park offering a range of popular high street stores, retail shops, food outlets and the new cinema/bowling and shopping complex opening in summer 2024.

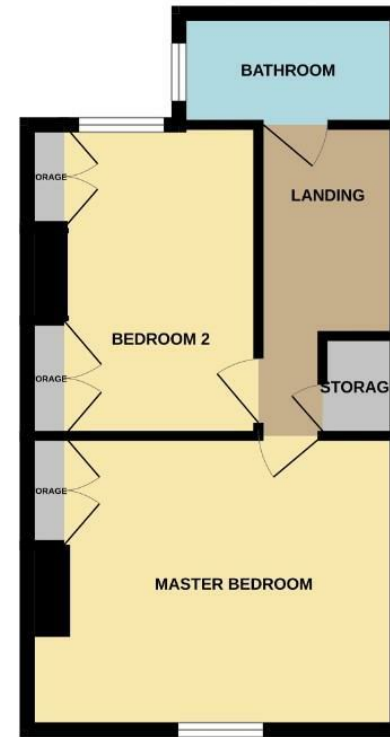
In brief this property comprises; an entrance hall, living room, dining room and kitchen to the ground floor whilst the first floor accommodates the two generous bedrooms and family bathroom. Externally to the front on street parking is available whilst to the rear is the enclosed yard.

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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 (CO ₂) 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	

Entrance Hallway

Entrance hallway leading to ground floor reception rooms and stairs ascending to the first floor.

Living Room

11'5" x 11'5"

The main reception room is located to the front elevation with large window providing lots of natural light and fitted with a traditional feature fireplace.

Dining Room

12'1" x 11'5"

The second reception room is also spacious and bright with window to rear and ample space for table and chairs.

Kitchen

10'5" x 8'6"

Modern kitchen fitted with a range of wall drawer and base units, complementing work surfaces, sink/drain unit and space for appliances.

Master Bedroom

15'1" x 11'5"

A generous master bedroom with plenty of space for furniture.

Bedroom Two

12'4" x 7'6"

The second bedroom is a generous double with fitted wardrobes providing storage.

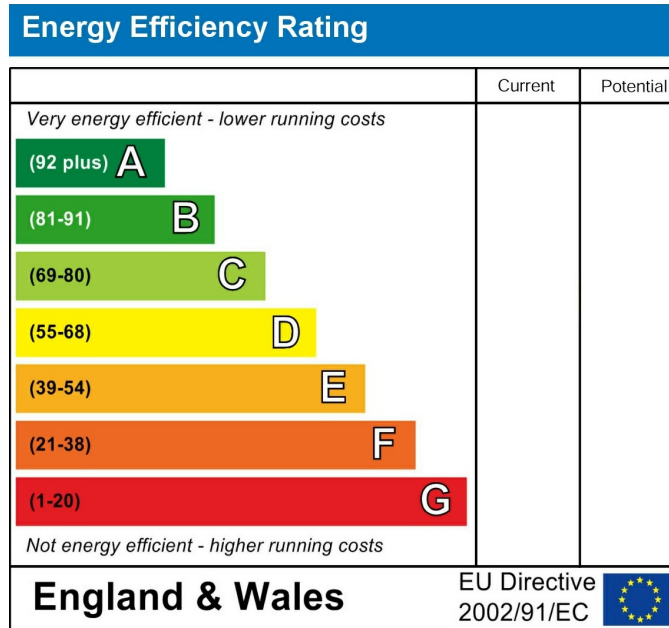
Bathroom

4'3" x 7'10"

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

External

Externally this property has on street parking to the front as well as an enclosed yard to rear.



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.



