



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

26 West Road, Bishop Auckland, DL14 7PP

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Price £60,000

One bedroomed terraced property pleasantly positioned on West Road in Bishop Auckland. Located just a short distance from the town centre, within walking distance to Kynren, the Faith Museum, Auckland Castle and the Spanish Art Gallery. This central location offers easy access to a variety of local amenities such as both primary and secondary schools, supermarkets, local shops, cafes, retail stores and restaurants. Further facilities are available within the Town as well as at Tindale's ever expanding retail park, which hosts a range of high street stores, retail shops, food outlets as well as its new cinema/bowling and shopping complex due to open in summer 2024. There is an extensive public transport system in the area via both bus and train, whilst the A689 is nearby leading to the A1(M) both North and South, ideal for commuters.

In brief, the property comprises; an entrance hall leading through into the living room and kitchen to the ground floor. The first floor contains the master bedroom and bathroom. Externally, the property to the rear has an enclosed yard.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Living Room**

15'8" x 12'9"

Generous main reception room with window to front offering plenty of natural light.

**Kitchen**

8'2" x 6'6"

Fitted with a range of units and space for appliances.

**Bedroom**

10'9" x 10'5"

An impressive king sized bedroom with window to front.

**Bathroom**

7'2" x 5'2"

Comprising a low level WC, wash hand basin and panelled bath.

**External**

Externally to the rear is an enclosed yard with outhouse for storage.

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.



