



HUNTERS[®]
HERE TO GET *you* THERE

Birch Avenue, Bishop Auckland

10 Birch Avenue, Bishop Auckland, DL14 6PJ

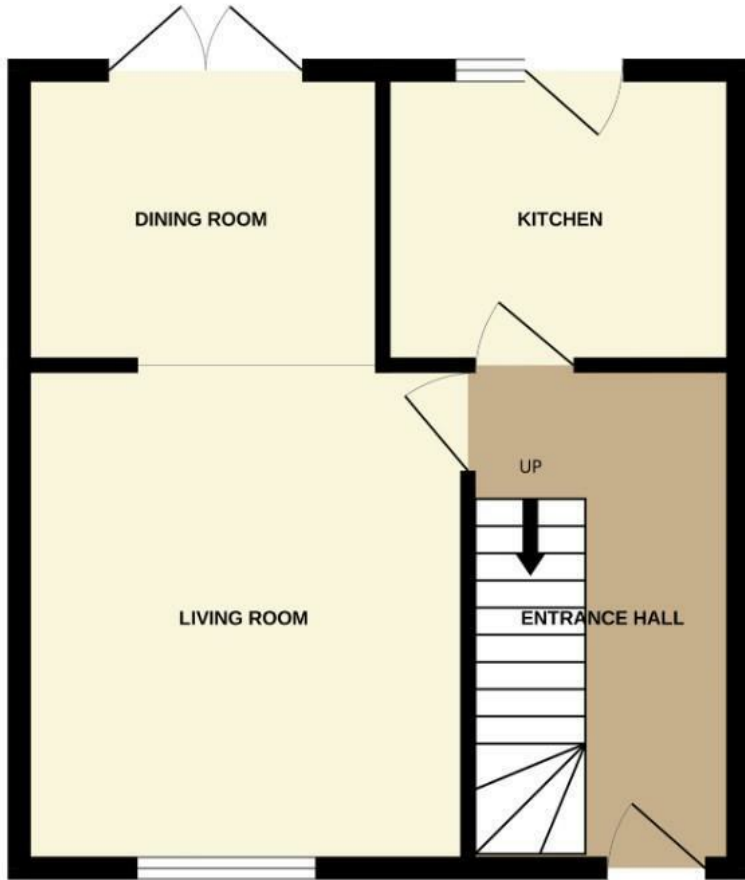
Asking Price £77,500

Generous two bedroomed mid terraced property offered for sale with no onward chain and located on Birch Avenue in Bishop Auckland. Pleasantly positioned within a generous plot of large gardens both front and rear. Only a short distance from local amenities, the town centre as well as Tindale's retail park, allowing for access to; schools, supermarkets, healthcare services, retail stores, restaurants, local and high street shops as well as the extensive public transport system, which allows for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

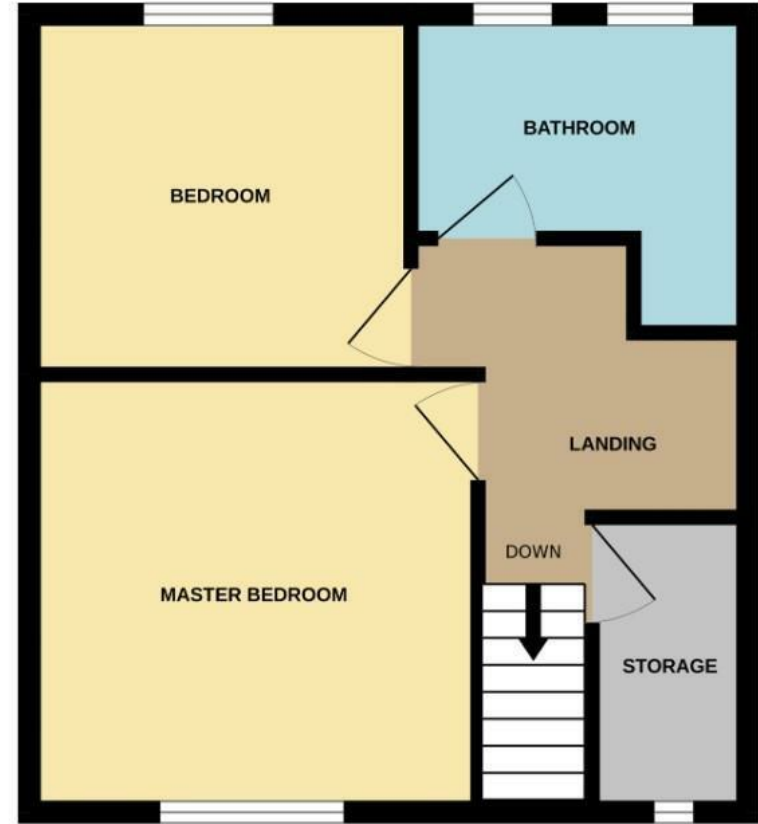
In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom. further bedroom, storage room and bathroom. Externally the property has a lawned garden to the front, whilst to the rear there is a further enclosed garden with outhouse providing additional storage.

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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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	

Living Room

12'9" x 11'5"

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

Dining Room

9'2" x 7'4"

Open plan leading on from the living room, with space for a table and chairs, further furniture and doors to the rear leading into the garden.

Kitchen

9'0" x 7'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Master Bedroom

11'5" x 11'1"

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

Bedroom Two

9'10" x 9'6"

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

Bathroom

8'2" x 5'6"

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

External

Externally the property has a lawned garden to the front, whilst to the rear there is a further enclosed garden with outhouse providing additional 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.

