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40 Seymour Street, Bishop Auckland, DL14 6JD

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Price £65,000

Two bedrooms mid terraced property located on Seymour Street in Bishop Auckland. Situated a short distance from the town providing 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 the property comprises an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor contains two double bedrooms and bathroom. Externally the property has an enclosed yard to the rear with gated access into the rear lane, on street parking is available to the front.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			80
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Living Room

11'5" x 12'7"

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

Dining Room

11'6" x 13'11"

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

Kitchen

6'2" x 14'4"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Space is available for free standing appliances and window to the side elevation.

Master Bedroom

12'8" x 15'1"

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

Bedroom Two

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

Bathroom

6'2" x 9'9"

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

External

Externally the property has a enclosed yard to the rear with gated access into the rear lane, on street parking is available to the front.

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.



