



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Rosemount Road Bishop Auckland, DL14 6SX

# Rosemount Road Bishop Auckland, DL14 6SX

Price £100,000

Well presented and modern two bedroomed property offered for sale with no onward chain. This property is a ready to go turnkey investment property, or perfect for first-time buyers/families, recently refurbished to a high standard. It is located on Rosemount Road in South Church. Only a short distance from both the nearby Bishop Auckland town centre and the ever expanding Tindale Retail Park, where there are a range of amenities nearby such as supermarkets, retail stores, high street shops, food outlets and both primary and secondary schools. For commuters, the A688 is close by and leads to the A1 (M) both North and South, whilst there is also an extensive public transport system which allows access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York.

The property benefits from being sold fully furnished with brand new sofa, smart TV, double beds, foam mattress, fridge, washing machine, and more and in brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room and bathroom to the ground floor. The first floor contains the two double bedrooms. Externally there is on street parking available to the front, along with an enclosed yard to the rear with gated access into the back lane.

The property is suitable for serviced accommodation and short term lets, generating £90-£120 per night with excellent occupancy rates. Currently the property has a 3-year guaranteed rent contract with a reputable social housing provider at £583 per month (Social housing provider will cover all bills and maintenance. This means no council tax, electricity, gas, or management fees to be paid by owner.

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.  
Made with Metropac ©2023

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Living Room**

Spacious living room located to the front of the property with ample space for furniture and bay window to the front elevation.

**Kitchen**

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 kitchen appliances along with a table and chairs.

**Utility Room**

The utility room is fitted with a further range of wall and base units providing additional storage along with space for free standing appliances.

**Bathroom**

The bathroom is fitted with a panelled bath, WC and wash hand basin. Opaque window to the side elevation.

**Master Bedroom**

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.

**External**

To the front of the property there is on street parking available, whilst to the rear there is an enclosed yard with gated access to the back 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.











