



RABY TERR

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Raby Terrace West Auckland, Bishop Auckland, DL14 9LA

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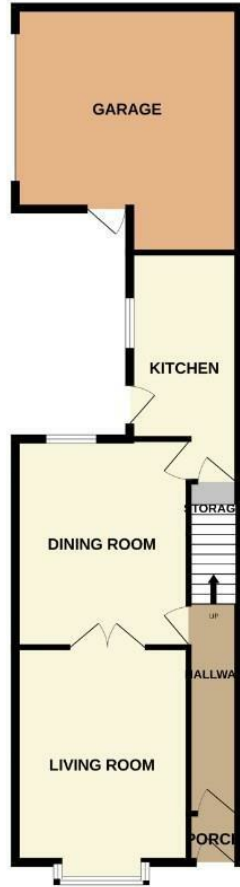
Price £120,000

Beautifully presented two bedroomed family home located on Raby Terrace in West Auckland. Offered for sale with garden, garage for off street parking and gas central heating. Located only a short distance from local amenities including local shops, convenience stores, primary schools and cafes, whilst further facilities are located in the nearby Retail Park which offers supermarkets, popular high street stores, retail shops, food outlets and the new cinema/bowling and shopping complex opening in summer 2024. West Auckland has a regular bus service providing access to neighbouring towns and villages whilst the A68 is ideal for commuters.

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 two spacious double bedrooms, family bathroom and stairs leading to the converted attic room, ideal for additional storage or use as a home office or play room. Externally the property has a small garden to the front, along with an enclosed rear yard and single garage.

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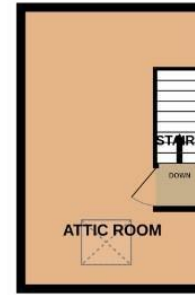
GROUND FLOOR



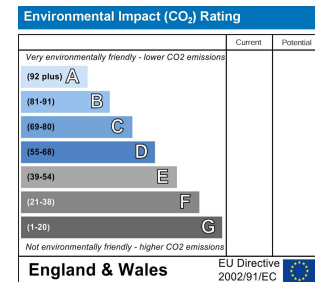
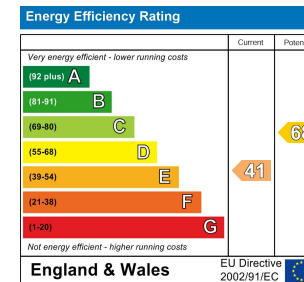
1ST FLOOR



2ND 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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Living Room

14'1" x 11'5"

Bright and spacious living room located to the front of the property, providing ample space for furniture, neutral décor, log burner, and bay window providing lots of natural light.

Dining Room

13'9" x 11'1"

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

Kitchen

11'9" x 7'2"

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

Master Bedroom

14'1" x 12'1"

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

Bedroom Two

14'1" x 8'10"

The second bedroom is another double bedroom with built in wardrobe and window to the rear elevation.

Bathroom

11'8" x 7'0"

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

Attic Room

18'4" x 10'9"

Attic room accessed via stairs on the landing providing

additional space that could be utilised as a home office or play room.

External

Externally the property has a small enclosed garden to the front, whilst to the rear there is an enclosed yard with access into the single garage with power and lighting.

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.







