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West View Bishop Auckland, DL14 9TJ

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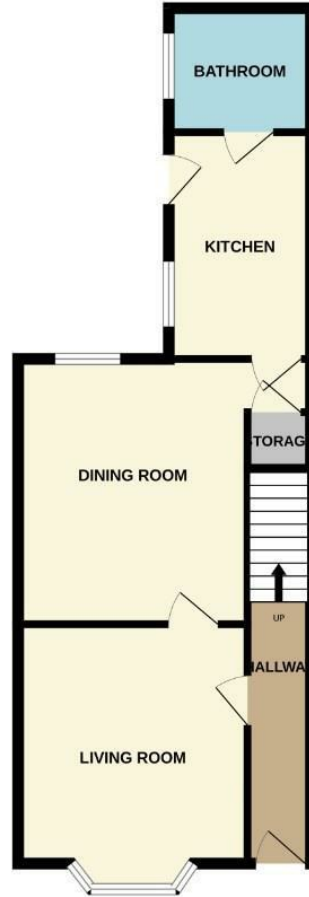
Price £80,000

Beautifully presented two bedroomed mid terraced property, benefiting from a new roof, kitchen and bathroom. It is situated within walking distance of a variety of amenities, such as popular high street retail stores, cafés, restaurants and supermarkets. Only approx. 1 mile away from Bishop Auckland's town centre, which provides further access to facilities such as banks, restaurants, healthcare services as well as both primary and secondary schools. There is also an extensive public transport system which not only allows for access to the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters it is also within easy reach of the A68 which leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and bathroom to the ground floor. Whilst the first floor contains the two double bedrooms and shower room. Externally the property has a low maintenance garden to the front along with on street parking available, whilst to the rear there is an enclosed yard with gated access into the back lane.

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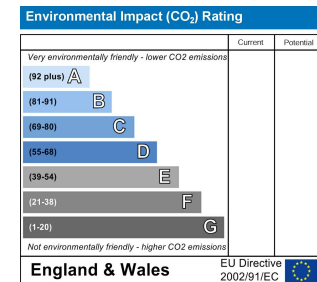
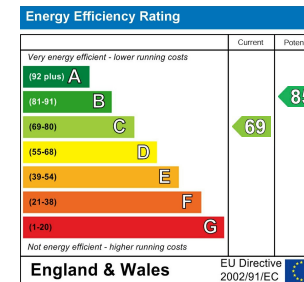
GROUND FLOOR



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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**Living Room**

12'1" x 11'6"

Bright and spacious living room located to the front of the property, with neutral decor, laminate flooring, space for an electric stove effect fire and large bay window to the front elevation.

**Dining Room**

15'1" x 13'5"

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**

11'5" x 7'2"

The kitchen contains a modern 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.

**Bathroom**

7'2" x 6'2"

The bathroom contains a panelled bath, wc and wash hand basin. Fully tiled and window to the side elevation.

**Master Bedroom**

12'5" x 9'10"

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

**Bedroom Two**

13'6" x 9'2"

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

**Shower Room**

8'2" x 4'0"

The shower room is located on the first floor fitted with a corner shower cubicle, wc and wash hand basin.

**External**

Externally the property has a low maintenance garden to the front along with on street parking available, whilst to the rear there is an enclosed yard with gated access into 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.



