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Rutland Avenue Bishop Auckland, DL14 6AY

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Price £46,950

Hunters are now in receipt of an offer for the sum of £50,000 for 15, Rutland Avenue, Bishop Auckland, County Durham, DL14 6AY.

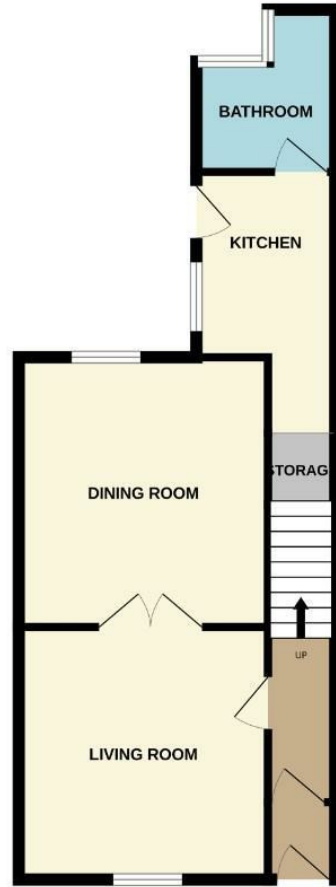
Anyone wishing to place an offer on the property should contact Hunters, 147 - 149, Newgate Street, BISHOP AUCKLAND, County Durham, DL14 7EN telephone number 01388 311582 prior to exchange of contracts.

Two bedroomed property located on Rutland Avenue in Bishop Auckland. Situated just a short distance from both the town centre, as well as Tindale's Retail Park. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York. Local amenities include supermarkets, schools, popular high street retail stores, restaurants, cafes as well as a range of healthcare services.

In brief, the property comprises; a living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the two bedrooms. Externally, the property has a enclosed yard to the rear with gated access into the rear lane, whilst to the front on street parking is available.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
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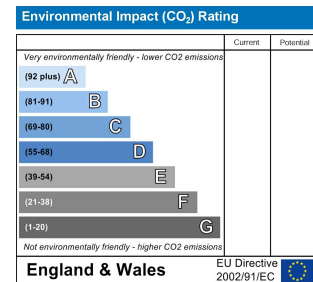
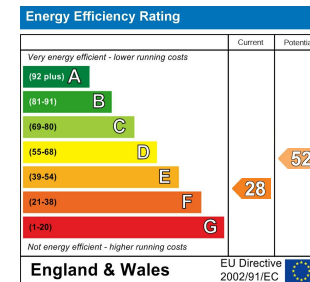
GROUND FLOOR



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.
Made with: Hoxignx 03/2024



Living Room

12'1" x 11'9"

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

Dining Room

12'9" x 12'1"

The second reception room is another good size with window to the rear elevation.

Kitchen

8'6" x 6'2"

The kitchen contains a range of wall, base and drawer units, complementing work surfaces and tiled splash backs. Space is available for free standing appliances.

Bathroom

6'2" x 5'2"

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

Master Bedroom

15'1" x 12'1"

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

Bedroom Two

12'9" x 8'10"

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

External

Externally the property has an enclosed yard to the rear with gated access into the rear lane.

Notes

All services and appliances have not and will not be tested.

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.



