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East Parade Bishop Auckland, DL14 7BW

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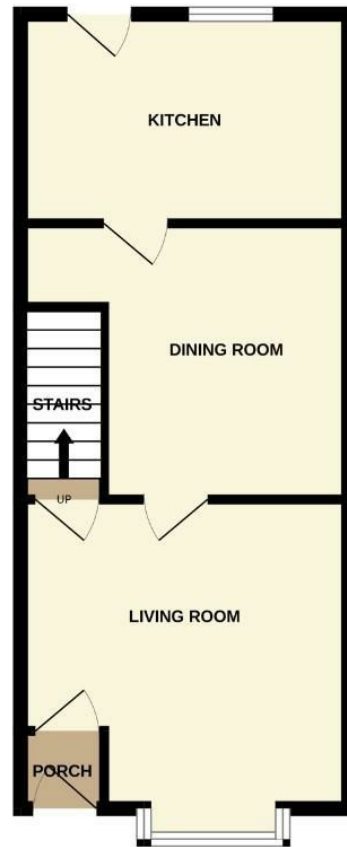
### Offers In Excess Of £60,000

Two bedroomed terraced property, offered for sale with tenants in situ paying £470 pcm. The property is located on East Parade in Bishop Auckland, just a short distance from local amenities including schools, supermarkets, local shops, retail stores, cafes and restaurants. Further facilities are available in the ever expanding Tindale retail park which offers a variety of popular high street stores, retail shops, food outlets as well as the shopping complex which opened this year. There's an extensive public transport system in the area via both bus and rail, whilst the A688 and A689 are both close by for commuters.

In brief the property comprises; an entrance porch leading into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second bedroom and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

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GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

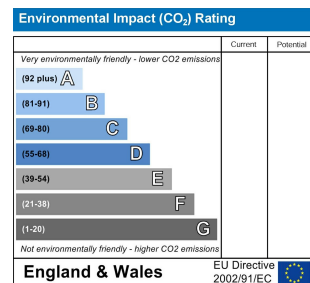
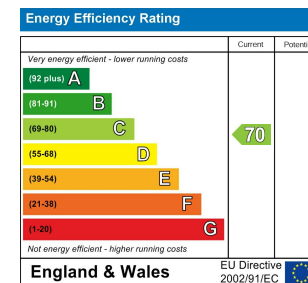


1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

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**

12'9" x 12'1"

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

### **Dining Room**

12'9" x 10'9"

The dining room is another good size with space for a table and chairs, further furniture and access leading into the kitchen.

### **Kitchen**

11'1" x 8'2"

The kitchen has been 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 oven, hob and overhead extractor hood along with space for further free standing appliances.

### **Master Bedroom**

12'1" x 10'5"

The master bedroom provides space for a double bed, has fitted wardrobes and window to the front elevation.

### **Bedroom Two**

10'9" x 7'4"

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

### **Bathroom**

8'2" x 7'6"

The bathroom contains a panelled bath, separate single shower cubicle, WC and wash hand basin. Opaque window to the rear elevation.

### **External**

Externally the property has on street parking available to the front, 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.







