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East Green West Auckland, Bishop Auckland, DL14 9HH

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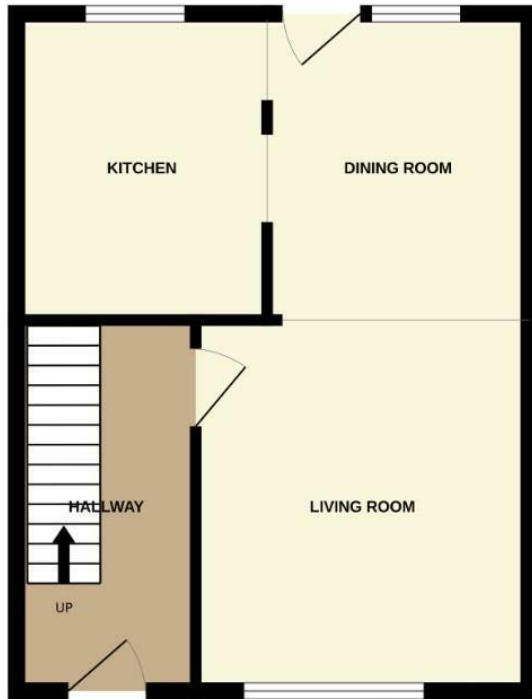
Price £80,000

Two bedroomed mid terraced property, in a quiet residential area overlooking the green in West Auckland. Situated close to a range of amenities such as ever expanding Tindale Retail Park, and only approx. 3 miles from Bishop Auckland, which boasts a large array of facilities including healthcare services, supermarkets, retail stores, restaurants, and both primary and secondary schools. There is also an extensive public transport system, which allows for access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York. This property is great for commuters having also easy access to the A68 which leads to the A1 (M) both North and South.

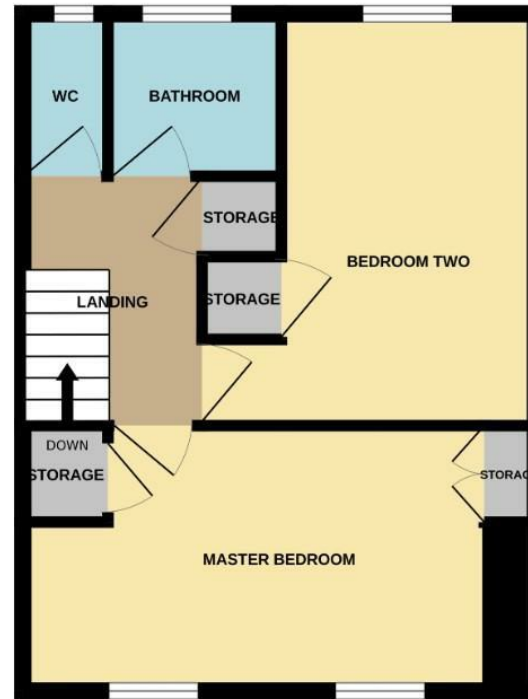
In brief the property comprises; an entrance hall which leads through into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the two spacious bedrooms and family bathroom and WC. Externally there is a enclosed yard to the front along with an enclosed paved garden to the rear.

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GROUND FLOOR



1ST FLOOR



6 EAST GREEN

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

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

Living Room

11'9" x 11'3"

Spacious living room located to the front of the property, with electric fire with feature surround, neutral decor and large window to the front elevation.

Dining Room

11'5" x 8'4"

The dining area provides space for a table and chairs, further furniture and access to the rear leading into the garden.

Kitchen

10'9" x 8'10"

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

Master Bedroom

9'6" x 17'8"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture, built in storage cupboards and two windows to the front elevation.

Bedroom Two

11'6" x 13'8"

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

Bathroom

The bathroom contains a panelled bath with overhead shower and wash hand basin.

WC

Fitted with a WC.

External

Externally there is a enclosed yard to the front along with an enclosed paved garden to the rear.

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.

