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Seymour Street Bishop Auckland, DL14 6JD



# **Seymour Street Bishop Auckland, DL14 6JD**

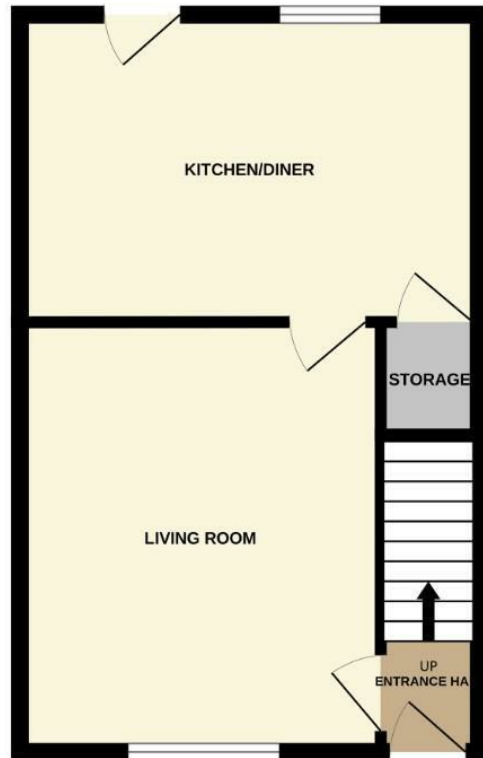
## **Offers Over £80,000**

Immaculately presented two bedroomed family home offered for sale. This modern property has been updated and upgraded by the current owners, finished to a high standard throughout. Pleasantly positioned on Seymour Street in Bishop Auckland. Ideally located for amenities this property is just a short distance from the local schools, supermarkets, retail stores, independent stores as well as restaurants and bars. The nearby retail park at Tindale offers further amenities and is expanding to include a cinema complex, wide range of popular stores, restaurants and cafes. There is an extensive public transport system in the area via both bus and train, providing easy access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 is close by for commuters.

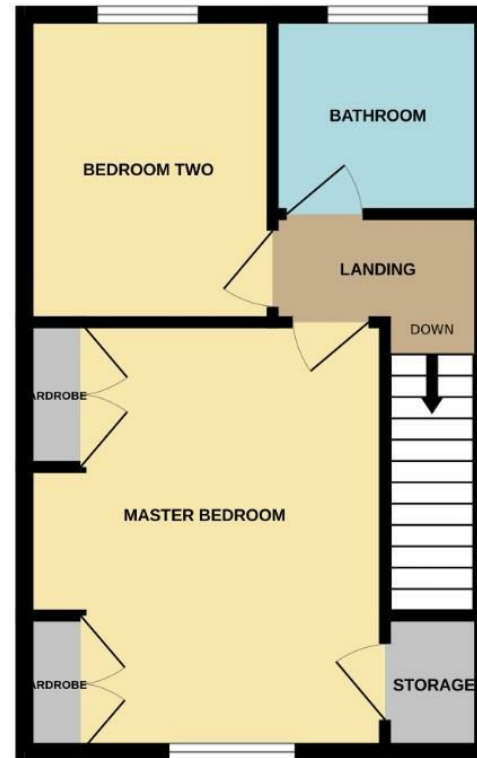
In brief the property comprises; a living room and modern kitchen/diner to the ground floor. Whilst to the first floor there are two spacious double bedrooms and a family bathroom. Externally the property has an enclosed courtyard to the front, whilst to the rear there is a low maintenance enclosed garden, with block paving, seating areas and gated access into the rear 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**

14'1" x 11'5"

Beautifully presented living room, located to the front of the property, with ample space for furniture, neutral décor, gas fire with feature surround and window to the front elevation.

**Kitchen/Diner**

15'1" x 10'0"

The kitchen has been fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer along with space for further free standing appliances and a dining table and chairs. Window and door to the rear elevation leading out to the garden.

**Master Bedroom**

14'0" x 9'2"

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

**Bedroom Two**

10'1" x 7'4"

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

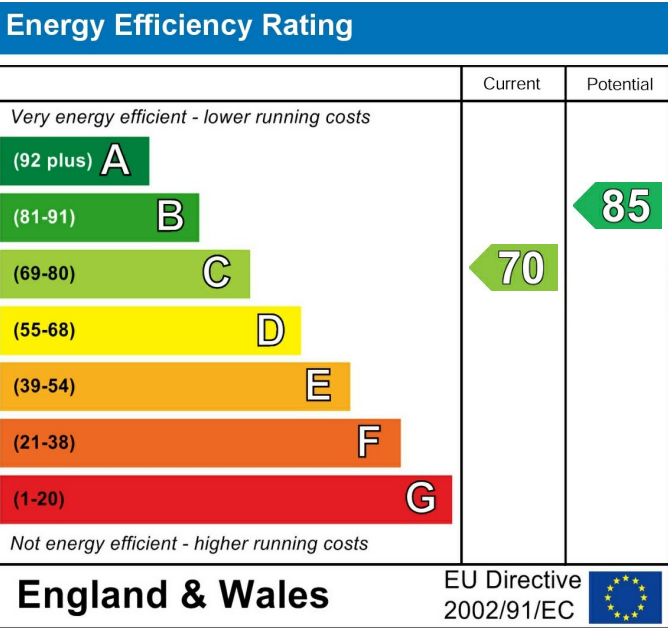
**Shower Room**

6'6" x 5'10"

The shower room contains a corner shower cubicle, WC, wash hand basin and heated towel rail. Opaque window to the rear elevation.

**External**

Externally the property has an enclosed courtyard to the front, whilst to the rear there is a low maintenance enclosed garden, with block paving, seating areas and gated access into the rear 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.



