

# HUNTERS<sup>®</sup>

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## Edward Street

Eldon Lane, Bishop Auckland, DL14 8TN

£500 Per Month



This two bed roomed terraced property, with a large rear yard, spacious rooms is located only approx. 2.2 miles from the neighbouring town Bishop Auckland, this property is close to supermarkets, local shops, retail stores, food outlets and both primary and secondary schools. There is an extensive public transport system in the area offering access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property contains an open plan living/dining room, kitchen, two double bedrooms, a storage room and the bathroom. Externally to the front there is space for on street parking whilst to the rear is an enclosed yard with gated access to the rear lane.



**LIVING ROOM 15'1" x 12'1" (4.6m x 3.7m)**  
Located to the front of the property with adequate space for free standing furniture and archway leading through to the kitchen/dining area.

**KITCHEN/DINING ROOM 15'1" x 13'9" (4.6m x 4.2m)**  
Kitchen/diner equipped with a range of wall and base units and contrasting worktops with space and plumbing for kitchen essentials such as washing machine, oven and fridge/ freezer. Staircase leading to the first floor landing.

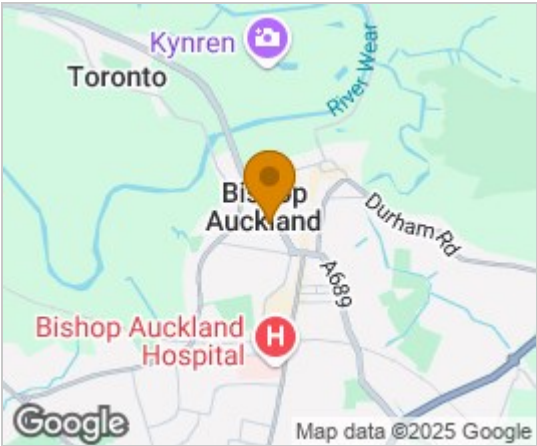
**MASTER BEDROOM 13'8" x 12'1" (4.19m x 3.7m )**  
Master bedroom providing space for a king sized bed and further free standing furniture. Window to the front elevation.

**BEDROOM TWO 13'9" x 8'6" (4.2m x 2.6m)**  
A small double to the rear with window to rear elevation.

**BATHROOM 8'2" x 6'6" (2.5m x 2.0m)**  
Family bathroom with panelled bath with wall mounted electric shower, low level WC and wash basin.

**EXTERNAL**  
Externally there is a rear enclosed yard with gated access into the back lane, whilst to the front on street parking is available.

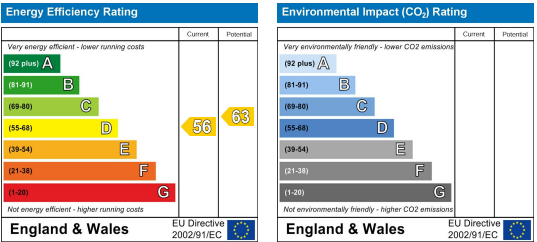
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.