



## Peel Street

Bishop Auckland DL14 7LF

£500 Per Calendar Month







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Peel Street

## Bishop Auckland DL14 7LF



- Available Now
- EPC Grade E
- Newly Fitted Shower Room

- Electric Night Storage Heating
- Town Centre Location
- Lounge With Feature Fireplace

- One Bedroom
- Close to Local Amenities
- Lovely Newly Fitted Kitchen

Fully Refurbished apartment on Peel Street offers a delightful living experience. Spanning an impressive 635 square feet, the property features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests.

The apartment boasts a comfortable bedroom, perfect for unwinding after a long day, and a modern bathroom that caters to all your daily needs. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout.

This property is conveniently located near local amenities, including shops, cafes, and parks, making it an ideal choice for those seeking both comfort and convenience.

Do not miss the chance to make this lovely apartment your new home.

### Ground Floor

#### Communal Entrance

Stairs rise to the first floor which allow access to the entrance of the property.

### First Floor

#### Entrance Hall

Staircase to the second floor

#### Lounge

12'04" x 11'09" (3.76m x 3.58m)

Located to the front of the property having with feature fireplace, modern night storage heater and UPVC double glazed window.

#### Kitchen

13'10" x 8'00" (4.22m x 2.44m)

Recently and extensively refitted to a high standard including wall and base units, laminated working surfaces over, inset drainer sink unit, mixer taps over, tiled splash backs, integral appliances including electric oven, electric hob, plumbing and space for washing machine, space for fridge freezer, breakfast bar, modern night storage heater, UPVC double glazed window

### Second Floor

#### Landing

UPVC double glazed window

#### Bedroom

15'06" x 16'07" (4.72m x 5.05m)

Velux double glazed window, two eave storage cupboards and modern electric night storage heater

#### Shower Room/Wc

Recently refitted with a white suite including sower cubicle with panelled inset, pedestal wash hand basin, wc, modern night storage heater, eaves storage and fitted storage cupboard

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8392-4494-8429-3127-9063>

EPC Grade E

### Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

### General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Please contact your provider

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade E

### Disclaimer

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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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## Property Information

Durham County Council

Tenure - Freehold

\*\*\*\* VIEWING IS ESSENTIAL \*\*\*\*

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