

## 15 Meadow View, Bishop Auckland, DL14 9HB

Guide price £50,000

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Moovd Online Property Auctions are pleased to offer For Sale via Option A - Unconditional Online Auction on 5th December 2024, this spacious two-bedroom mid terrace in the popular West Auckland. Currently tenanted, with a rental of £375 PCM, yielding 9% on the advertised Guide Price, Meadow View is a perfect ready made investment.

The ground floor layout briefly comprises entrance porch, into hallway with staircase to first floor, lounge with feature fire leading into large dining area. Onwards into a fitted kitchen diner and completing the ground floor a white family bathroom. To the first floor are two bedrooms, both of excellent size with bedroom 1 benefiting from a cupboard.

Located in West Auckland with many everyday amenities on the doorstep including convenience stores and pubs to name a few. Local schools including Oakley Cross Primary School can be found only a short walk away, as well as a Sainsburys and various other day to day amenities at nearby Abraham Retail Park.

An internal viewing is considered essential for any investor to appreciate this property. Viewing strictly by appointment only.

### Porch

Front door into porch, door into hallway.

### Hallway

Open spindle staircase to first floor.

### Lounge 12'3" x 12'2" (3.74 x 3.71)

UPVc double glazed Bay window to front, Adam style fireplace with fire, radiator.

### Dining Room 12'10" x 12'2" (3.93 x 3.71)

Opening into Lounge, UPVc double glazed window to rear, radiator.

### Kitchen 11'10" x 5'5" (3.62 x 1.66)

UPVc double glazed window to side, fitted with a range of base and wall units with contrasting worksurfaces, stainless steel sink with drainer unit and mixer tap, electric oven and hob, plumbed for washing machine, splash back tiling, door into rear yard.

### Bathroom

Two UPVc double glazed frosted windows to side, white suite including w/c, pedestal hand basin, paneled bath with mixer shower over, splash back tiling, ladder towel rail.

### Landing

### Bedroom 1 14'11" x 10'6" (4.56 x 3.21)

UPVc double glazed window to front, cupboard, radiator.

### Bedroom 2 12'11" x 9'8" (3.94 x 2.95)

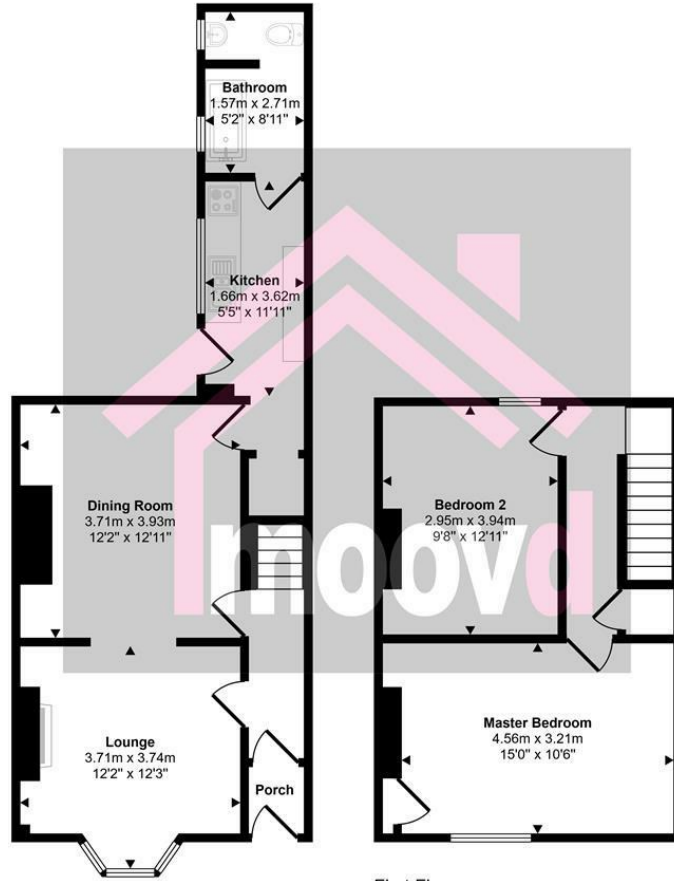
UPVc double glazed window to rear, radiator.

### External

Front garden with shrubbery, rear gated yard.

# Floor Plan

Approx Gross Internal Area  
81 sq m / 872 sq ft

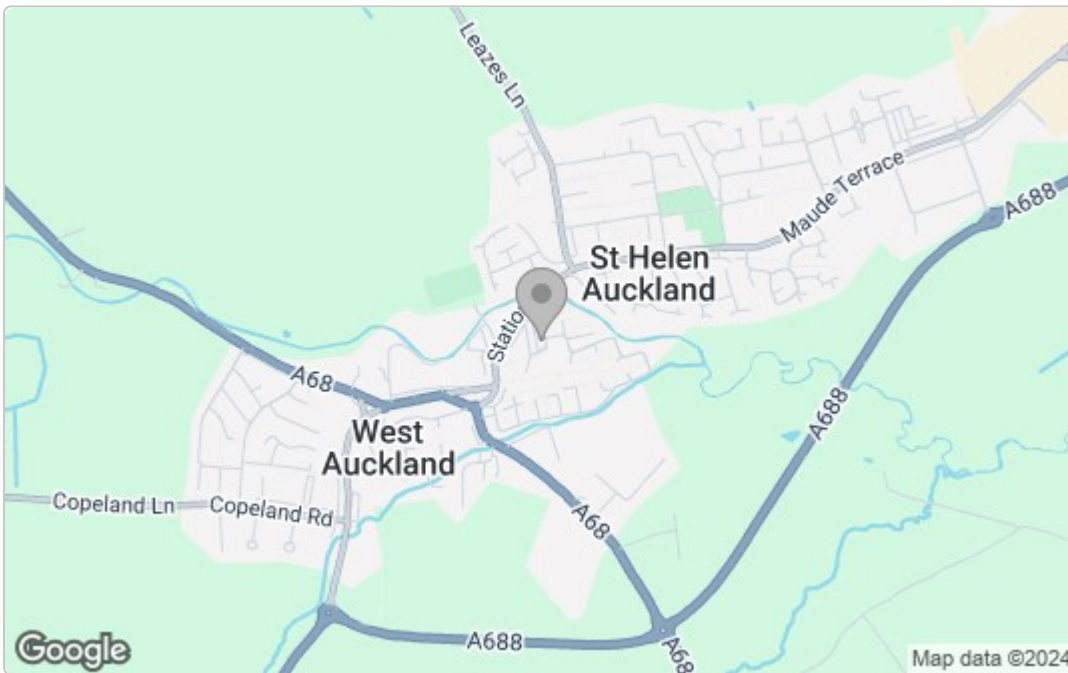


Ground Floor  
Approx 46 sq m / 490 sq ft

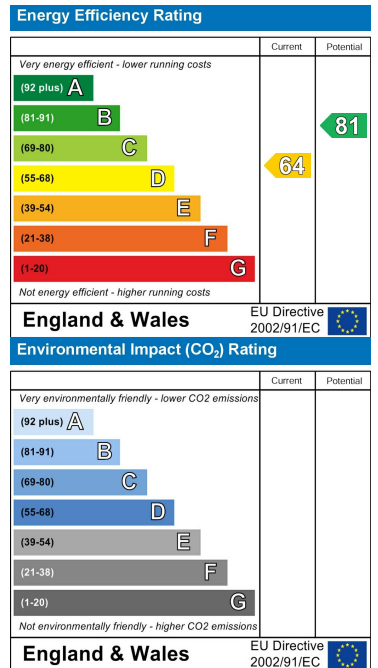
First Floor  
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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