



Edgar Grove, Bishop Auckland, DL14 7QL  
2 Bed - Flat - Purpose Built  
£59,000

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Welcome to this charming flat located at 37 Edgar Grove in Bishop Auckland! This purpose-built property offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal home for a single professional or a couple looking for a comfortable living space.

Situated in a convenient location, this flat provides easy access to local amenities, shops, and transport links, ensuring that you have everything you need right at your doorstep. The well-proportioned reception room is perfect for relaxing or entertaining guests, while the bedroom offers a peaceful sanctuary for rest and relaxation.

Overall, this flat at 37 Edgar Grove presents a fantastic opportunity for those seeking a cosy and well-maintained property in Bishop Auckland and will appeal to both owner occupiers and investors alike. Don't miss out on the chance to purchase this rarely available property.

## GROUND FLOOR

### Communal Reception Area

With stairs leading to the first floor

### Hallway

With storage cupboard.

### Lounge

13'5" x 11'6" (4.11 x 3.51)

With double glazed window to the front

### Kitchen

12'9" x 8'10" (3.89 x 2.71)

Fitted with a range of white wall and base units incorporating stainless steel sink unit, space for cooker and space for fridge/freezer. Gas and electric connection and plumbing for automatic washing machine. Boiler. Tiled surround and double glazed window to front aspect.

### Bedroom 1

12'5" x 8'10" (3.80 x 2.71)

With double glazed window.

### Bedroom 2

9'5" x 7'3" (2.88 x 2.22)

With double glazed window

### Bathroom

Fitted with a white suite including panelled bath with shower over, sink in vanity unit and low level WC. Tiled surround and airing cupboard with water tank and double glazed window to front.

## EXTERNAL

Garden area to the front which is lawned with shrubbery.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure Freehold

Council Tax: Durham County Council, Band A £1621 (min)

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





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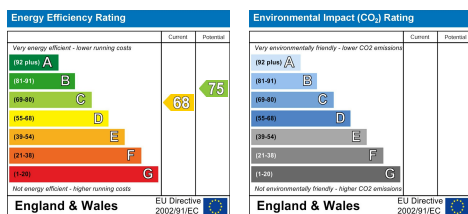
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