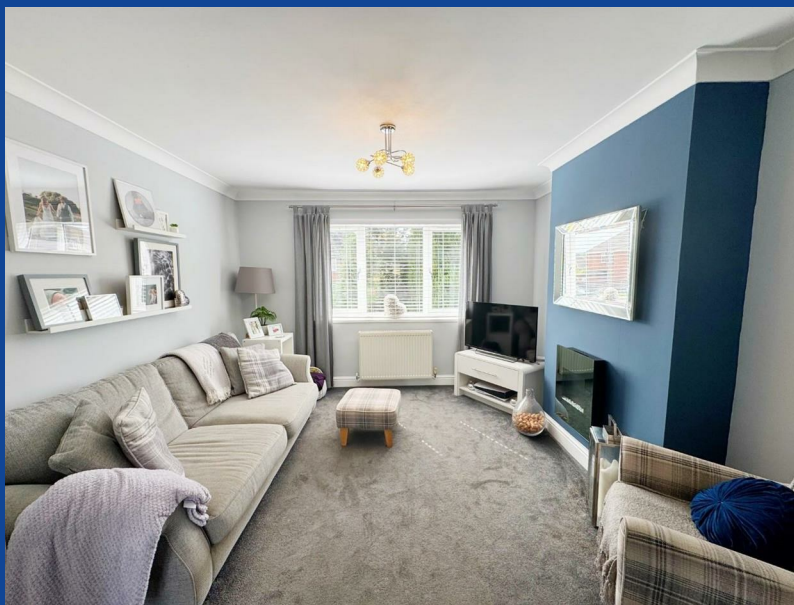
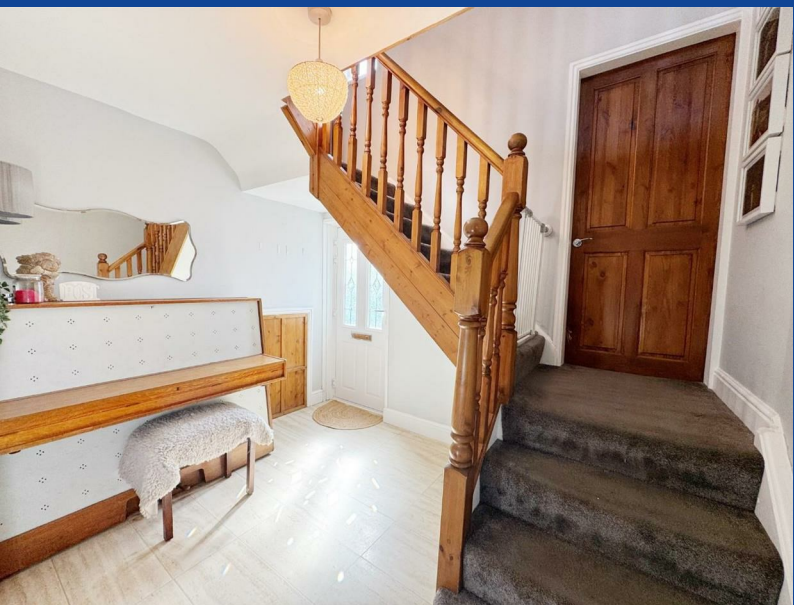




Abbey Road, Bishop Auckland, DL14 6PN
3 Bed - House - Mid Terrace
£100,000

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We are delighted to offer to the market this exceptionally well presented three bedroom terraced house pleasantly positioned on Abbey Road, within the popular, family orientated location of Bishop Auckland. This deceptively spacious residence has been lovingly improved by its current owners & is the perfect purchase for young families/first time buyers seeking that 'move-in ready' home. Having easy access to all of the immediate amenities offered in & around Bishop Auckland itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated home comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation opening into an equally as spacious dining room with French doors to the rear garden & kitchen with a range of fitted wall & base units. The first floor landing boasts three bedrooms & a family bathroom with modern three piece suite. Externally, the property enjoys a superb sized, enclosed garden to rear which is largely laid to lawn with decking area whilst to the front, there is an additional enclosed area. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality, layout & space offered within this impressive property for sale.

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band A- Approx. £1702 (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

GROUND FLOOR

Entrance Hall

Lounge

11'6" x 11'6" (3.52 x 3.52)

Dining Room

15'5" x 11'10" (4.72 x 3.61)

Kitchen

11'10" x 8'10" (3.61 x 2.70)

FIRST FLOOR

Landing

Bedroom 1

11'6" (3.53)

Bedroom 2

12'0" x 8'5" (3.66 x 2.58)

Bedroom 3

11'10" x 6'9" (3.63 x 2.06)

Bathroom

EXTERNAL

AGENTS NOTES



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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-91 kWh/m²/yr	A		
91-81 kWh/m²/yr	B		
81-65 kWh/m²/yr	C		
65-55 kWh/m²/yr	D		
55-45 kWh/m²/yr	E		
45-35 kWh/m²/yr	F		
35-25 kWh/m²/yr	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
101-91 g/kWh	A		
91-81 g/kWh	B		
81-65 g/kWh	C		
65-55 g/kWh	D		
55-45 g/kWh	E		
45-35 g/kWh	F		
35-25 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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E: info@robinsonssedgefield.co.uk

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The Wynd
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T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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