



Spencer Street, Eldon Lane, DL14 8TL
2 Bed - House
Starting Bid £13,500

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Spencer Street Eldon Lane, DL14 8TL

**** For Sale by the modern method of Auction. Starting Bids £13,500 Reservation Fees Apply ****

Located on Spencer Street in the area of Eldon Lane, Bishop Auckland, this versatile property presents a unique opportunity for both residential and commercial use.

While the property currently operates under commercial use, it holds the potential to be converted back into a residential dwelling, subject to obtaining the necessary planning permissions. This flexibility makes it an attractive option for those looking to invest in a property that can adapt to their lifestyle or business aspirations.

One of the standout features of this property is the cellar, which can be accessed from the rear. This additional space provides ample storage or could be transformed into a functional area to suit your needs.

Situated in a vibrant community, this property is close to local amenities and transport links, making it a convenient choice for both work and leisure. Whether you are looking to create a family home or explore business opportunities, this property on Spencer Street is a canvas awaiting your vision.









GROUND FLOOR

Entrance Lobby

Reception 1

20'3" x 16'7" (6.18 x 5.08)

Reception 2

15'9" x 9'7" (4.82 x 2.93)

Reception 3

11'5" x 9'7" (3.50 x 2.93)

Reception 4

9'8" x 6'7" (2.97 x 2.01)

Separate WC

Rear Lobby

FIRST FLOOR

Landing

Kitchen

16'9" x 14'1" maximum (5.11 x 4.30 maximum)

Reception 5/ Bedroom

13'11" x 10'5" (4.26 x 3.18)


Reception 6 / Bedroom

Separate WC

EXTERNAL

Door to Cellar



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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