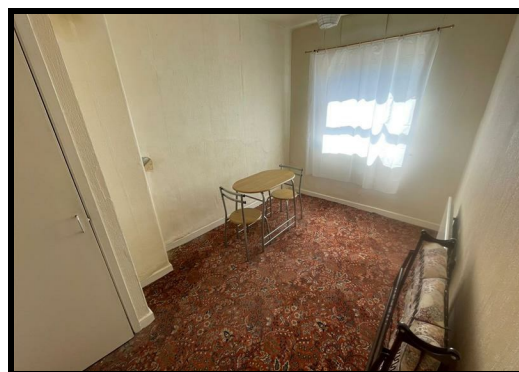




### 3 Edward Street, Eldon Lane, Bishop Auckland

**Asking Price £39,950**

Offered For Sale with NO ONWARD CHAIN a superb opportunity to acquire a competitively priced two bed room end of terrace period property which is situated on Edward Street in Eldon Lane on the outskirts of Bishop Auckland. Appealing to a number of purchasers including investors or first time buyers. In brief the property is comprised of a living room, kitchen, two bedrooms and a family bathroom. Externally there is an enclosed yard to the rear. The property is conveniently situated a short drive from the Historic Market Town of Bishop Auckland. Tindale retail park with numerous popular High Street names is also close at hand. With the potential of achieving a rental income of £450.00 per month this property offers excellent yields for a potential investor. Early viewing is recommended.





# 3 Edward Street, Eldon Lane, Bishop Auckland

## General Remarks

Offered For Sale with NO ONWARD CHAIN

An outstanding opportunity has arisen to acquire a two bedroom end of terrace period property occupying a most pleasing position on Edward Street in Eldon Lane Bishop Auckland.

Gas fired central heating

Council Tax Band A

Appealing to a number of purchasers including investors and first time buyers

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Edward Street occupies a pleasing position in Eldon Lane on the outskirts of Bishop Auckland. The property is conveniently located close to the Historic Market Town of Bishop Auckland where you will find a range of amenities. Tindale retail park which is home to a number of popular high street names including Next, Marks and Spencer's, Starbuck's and Costa Coffee is also close at hand. Conveniently positioned close to the A1(M) and the A68, the property is ideally placed for access to the major commercial centres of the North East.

## Living Room

12'3" x 11'3"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a window.

## Kitchen / Breakfast Room

12'3" x 11'3"

The kitchen / breakfast room is fitted with a range of floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the rear of the property. There is ample room for a dining table. There is a rear passage way with a door leading out to the rear yard.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

13'5" x 10'11"

A double bedroom warmed by a central heating radiator and benefiting from a window overlooking the front elevation of the property.

## Bedroom Two

7'10" x 12'5"

A further bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

## Bathroom

5'5" x 6'3"

The bathroom has a window to the rear of the property and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally there is an enclosed rear yard.

