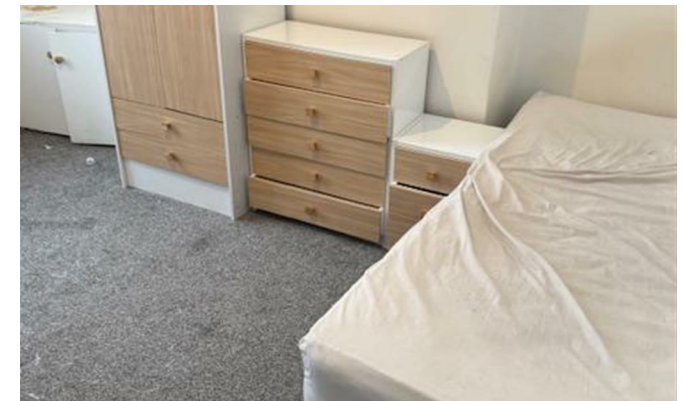


**STUART
EDWARDS**



Princes Street

, Bishop Auckland DL14 7BA

- FOUR BEDROOM TERRACE
- 4 BEDROOMS
- CLOSE TO BISHOP AUCKLAND CENTRE
- NO ONWARD CHAIN
- HMO LICENSED
- INVESTMENT OPPORTUNITY
- INCLUSIVE OF UTILITIES

Asking Price £115,000

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

HMO licenced Mid terraced house available with no onward chain, a perfect investment opportunity. The property has excellent transport links with a bus stop next to the house. It is approximately 0.5 miles to the local centre of Bishop Auckland. Internally the property comprises: entrance hallway, lounge, kitchen, bedroom one and bathroom. To the first floor: Three bedrooms. Externally there is a rear yard. Externally there's a rear yard and on street parking. Internal inspection is essential.

ENTRANCE HALLWAY

6'0" x 6'2"

LOUNGE

12'1" x 6'2"

KITCHEN

14'2" x 14'7"

BEDROOM ONE

12'9" x 12'9"

BATHROOM

8'3" x 6'2"

FIRST FLOOR

BEDROOM TWO

12'9" x 7'6"

BEDROOM THREE

12'9" x 7'6"

BEDROOM FOUR

11'11" x 8'10"

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9141-2590-3001-2122-3545>

FREEHOLD.

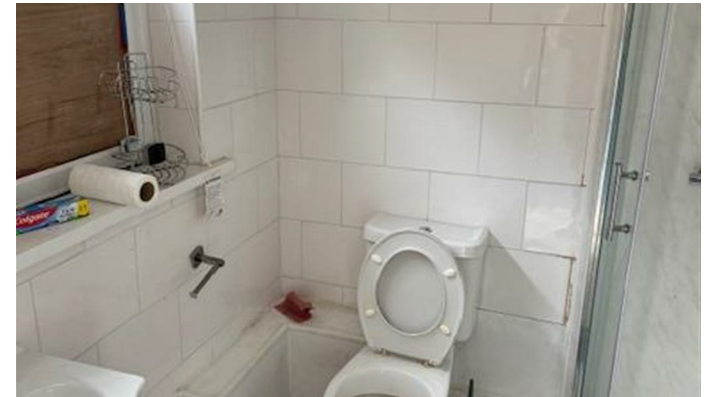
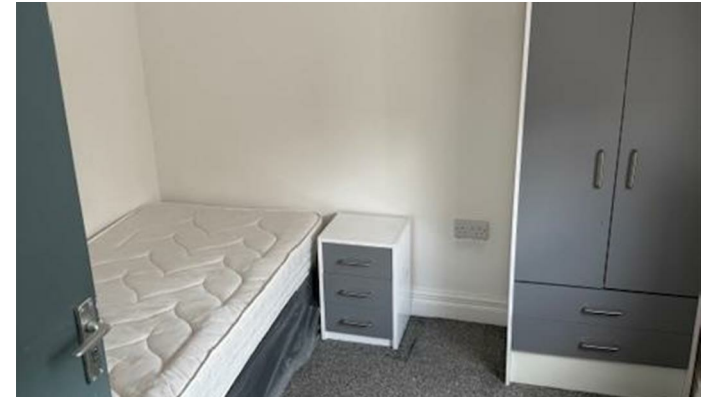
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.