



Oak Street

Bishop Auckland DL14 8ST

Chain Free £65,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Chain Free
- EPC Grade C
- Viewing Essential

- Two Bedrooms
- Neutral Decor

- End Terrace
- Ready to Move Into

Ready to move into and Chain Free!

A modern two bedroom end terrace home presented to a high standard with a neutral décor throughout with new grey fitted carpets. The home comprises of: Lounge, Fitted Kitchen, landing, two bedrooms and a modern bathroom suite.

Externally to the rear is an enclosed yard.

A lovely home ideal for a first time buyer why not call to book your viewing today !!!

Ground Floor

Lounge

16'5" x 14'1" (5.00m x 4.29m)

Having central heating radiator, open staircase to first floor and uPVC double glazed window to front.

Kitchen/Dining Room

14'3" x 7'11" (4.34m x 2.41m)

Fitted with a good range of wall and base units having contrasting work surfaces, stainless steel sink unit with mixer tap, integrated electric oven and hob over, plumbing for washing machine, central heating radiator and uPVC double glazed window and door to rear.

First Floor

Landing

Bedroom One

14'6" x 12'8" (4.42m x 3.86m)

With central heating radiator and uPVC double glazed window to front.

Bedroom Two

12'0" x 8'2" (3.66m x 2.49m)

With central heating radiator and uPVC double glazed window to rear.

Bathroom/WC

Fitted with a white suite comprising of panelled bath, wc, wash hand basin set to vanity unit and black vertical radiator.

Exterior

Externally to the rear is an enclosed yard.

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2400-4309-0422-5375-3943>

EPC Grade C

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: We recommend you contact your supplier to confirm coverage

Mobile Signal/coverage: We recommend you contact your supplier to confirm coverage

Council Tax: Durham County Council, Band: A Annual price: £ 1,560.52 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties.

Verification and clarification of this information, along with any further details concerning Material

Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

GROUND FLOOR

1ST FLOOR



Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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