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Ramsey Crescent Bishop Auckland, DL14 6TL



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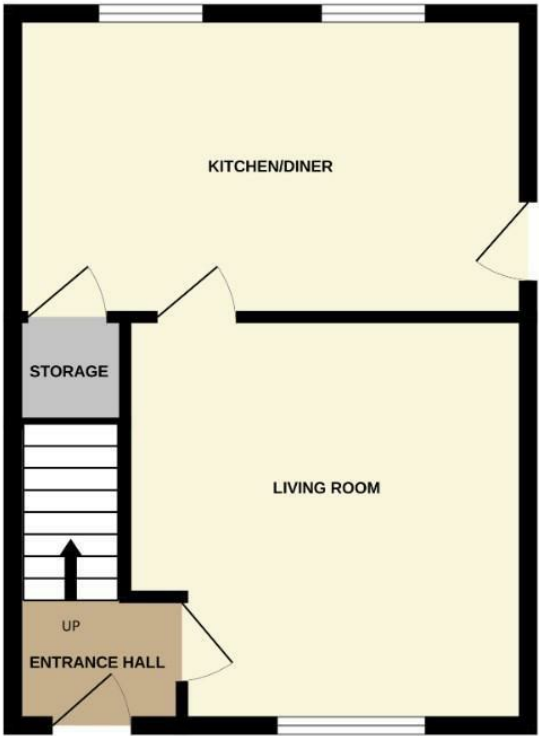
Price £110,000

Two bedroomed end of terrace property situated on Ramsey Crescent, Bishop Auckland. Offered to the market for sale with no onward chain making it ideal for both investors and first time buyers alike. Benefiting from recent renovations made by the current owners and sizeable front and rear gardens, it is located within walking distance of the ever expanding Tindale Retail Park, which boasts a large array of supermarkets, popular high street stores, leisure facilities and restaurants. It is also only approx. 2 miles from the town centre of Bishop Auckland which has further amenities including healthcare services, shops, cafés, local businesses and both primary and secondary schools. It also has an extensive public transport system, which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

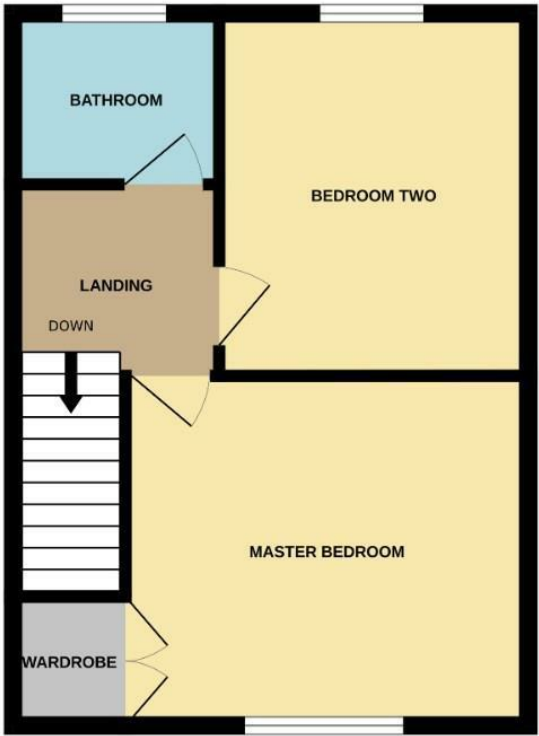
In brief, the property comprises; an entrance porch leading into the living room and kitchen/dining room to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, the property is set within a generous plot with an enclosed garden to the front, mainly laid to lawn with gravelled perimeter and planters. To the rear, there is a further enclosed, gravelled garden offering a great space for outdoor furniture, separate storage shed and gated access leads to public parking available.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC

**Living Room**

12'10" x 11'9"

Bright and spacious living room located to the front of the property offering plenty of space for furniture and benefiting from modern panelled decor, new carpets and large window allowing plenty of natural light.

**Kitchen/Dining Room**

16'4" x 9'7"

The kitchen features a range of cream wall, base and drawer units, tiled splash backs, sink/drainers, integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances along with a dining table and chairs with storage cupboard and patio door leading into the garden.

**Master Bedroom**

14'5" x 11'1"

Generously sized master bedroom offering space for a king-sized bed and further furniture with modern panelled decor, newly fitted carpets and storage cupboard and large window to the front elevation.

**Bedroom Two**

11'5" x 9'10"

Another large double room with ample space for furniture, neutral decor and window to the rear elevation.

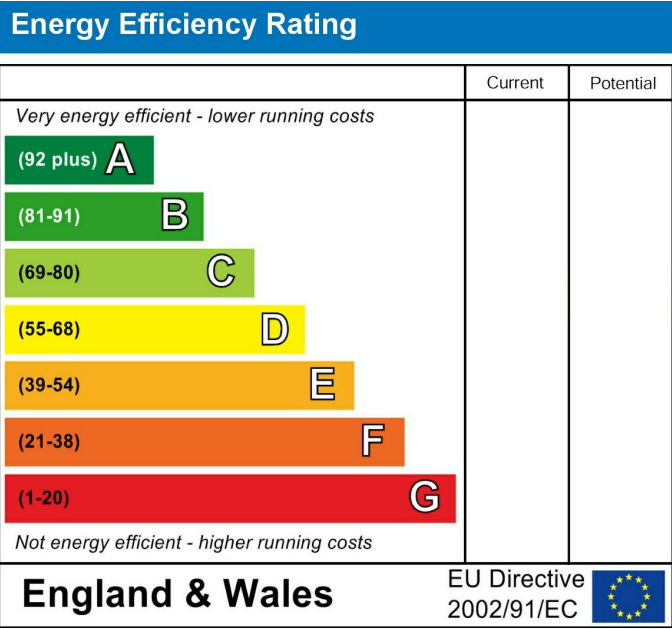
**Bathroom**

6'4" x 5'4"

The family bathroom is fitted with a panelled bath, WC and wash hand basin with frosted window to the rear.

**External**

Externally, the property is set within a generous plot with an enclosed garden to the front, mainly laid to lawn with gravelled perimeter and planters. To the rear, there is a further enclosed, gravelled garden offering a great space for outdoor furniture, separate storage shed and gated access leads to public parking available.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



