



Dent Street, Bishop Auckland, DL14 9SZ  
2 Bed - House - Terraced  
£47,500

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Robinsons Estate Agents are pleased to present this three-bedroom terrace house located on Dent Street in the area of Tindale, Bishop Auckland. This property offers an excellent opportunity for both first-time buyers and investors.

The house is conveniently situated near local shopping / retail parks and motorway links, providing easy access to major towns and cities, making it ideal for commuters. Inside, the property boasts a welcoming lounge, complete with fire surround. The kitchen/breakfast room is spacious and functional, ideal for family meals and entertaining guests. The layout also includes a rear lobby, hallway, and a well-appointed family bathroom.

Upstairs, you will find three generously sized bedrooms, offering ample space for relaxation and personalisation. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Externally, the rear of the property features a larger than average yard, enclosed by a wall, providing a private outdoor space for gardening or enjoying the fresh air.

With no onward chain. Don't miss the chance to view this delightful home in a sought-after location.

## GROUND FLOOR

### Lounge

15'8 x 13'6 (4.78m x 4.11m)

### Kitchen

15,6 x 78 (4.57m, 1.83m x 23.77m)

## FIRST FLOOR

### Landing

### Bedroom 1

12'0 x 9'1 (3.66m x 2.77m)

### Bedroom 2

10'4 x 9'8 (3.15m x 2.95m)

### Bedroom 3

10'2 x 6'7 (3.10m x 2.01m)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A ( £1701 min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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