

# HUNTERS<sup>®</sup>

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## Kent Street

Leeholme, Bishop Auckland, DL14 8HS

Offers In Excess Of £45,000



Two bedroomed, mid terrace property offered for sale with no onward chain. Ideal for investors the property is only approx. 3 miles from Bishop Auckland's town centre, which provides access to a vast array of amenities such as supermarkets, restaurants, popular high street stores and also both primary and secondary schools. For commuters the A689 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system in the area, allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the master bedroom, second bedroom, study and the bathroom. Externally the property has on street parking available to the front as well as an enclosed yard to the rear with gated access into the back lane.



**Living Room 15'1" x 12'9" (4.6m x 3.9m)**

The living room is a good size reception room, with ample space for furniture and window to the rear elevation.

**Dining Room 15'5" x 9'10" (4.7m x 3.0m)**

The dining room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

**Kitchen 13'1" x 7'10" (4.0m x 2.4m)**

The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances.

**Master Bedroom 14'9" x 12'9" (4.52m x 3.9m)**

The master bedroom is a large double bedroom with fitted storage cupboard and window to the front elevation.

**Bedroom Two 13'1" x 7'10" (4.0m x 2.4m)**

The second bedroom is a further double bedroom with window to the rear elevation.

**Study 9'6" x 6'6" (2.9m x 2.0m)**

Additional room that could be utilised as a home office, study or play room.

**Bathroom 10'2" x 5'10" (3.1m x 1.8m)**

The bathroom is fitted with a WC, wash hand basin and panelled bath.

**External**

To the front of the property there is on street parking available, whilst to the rear there is an enclosed yard with gated access into the back lane.

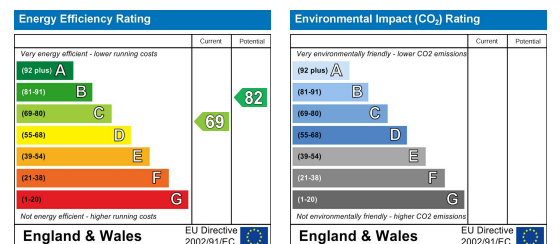
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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. **THINKING OF SELLING?** 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.