

Wharton Street

Bishop Auckland DL14 8PD

£75,000

Venture
PROPERTIES









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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- Modern Link House
- Low Maintenance Garden
- Gas Central Heating
- Three Bedroom
- Fitted Kitchen & Breakfast Room
- UPVC Double Glazed
- EPC Grade C
- White Fitted Bathroom
- Not Overlooked To The Front

A three bedroom mid link house which is not overlooked to the front elevation. With Gas fired central heating and UPVC double glazing. There are gardens to the front of the property which is paved for low maintenance and an enclosed yard to the rear with outhouse.
The accommodation includes: entrance hallway, lounge, good sized kitchen/dining room, whilst to the first floor there are three bedrooms and a family bathroom/wc
This is a great investment opportunity not to be missed.

Ground Floor

Entrance Hallway
UPVC double glazed front entrance door and side panel, staircase to the first floor, laminated floor, central heating radiator, dado rail, coving to ceiling and timber door to understairs cupboard

Lounge
14'11" x 11'5" (4.55m x 3.48m)
UPVC double glazed window to the front elevation, central heating radiators, tv lead, laminated floor, coving to ceiling and wall light points

Kitchen/Dining Room
17'8" x 9'4" (5.41m x 2.87m)
Fitted with a range of laminated wall and base units, laminated working surfaces over, inset single drainer sink unit and drainer with mixer taps over, tiled splash backs, UPVC double glazed windows to the rear elevation, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for washing machine, coving to ceiling, central heating radiator, UPVC double glazed rear door.

First Floor

Landing
Loft access, spot lighting, storage cupboard housing gas boiler, and storage cupboard

Bedroom One
10'2" x 9'10" (3.10m x 3.00m)
UPVC double glazed window, central heating radiator and fitted wardrobe

Bedroom Two
8'7" x 8'7" (2.64m x 2.62m)
UPVC double glazed window, central heating radiator and fitted wardrobe

Bedroom Three
9'4" max x 8'0" (2.87m max x 2.46m)
UPVC double glazed window, central heating radiator and fitted wardrobe

Bathroom/wc
Fitted with a white suite including panelled bath with electric shower over, wc, wash hand basin, central heating radiator, laminated floor, tongue and groove panelling to half height and opaque UPVC double glazed window

Exterior
Immediately to the front of the property there is a paved forecourt, whilst to the rear there is an enclosed yard.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2258-0160-2002-3715

EPC Grade C expires 2032

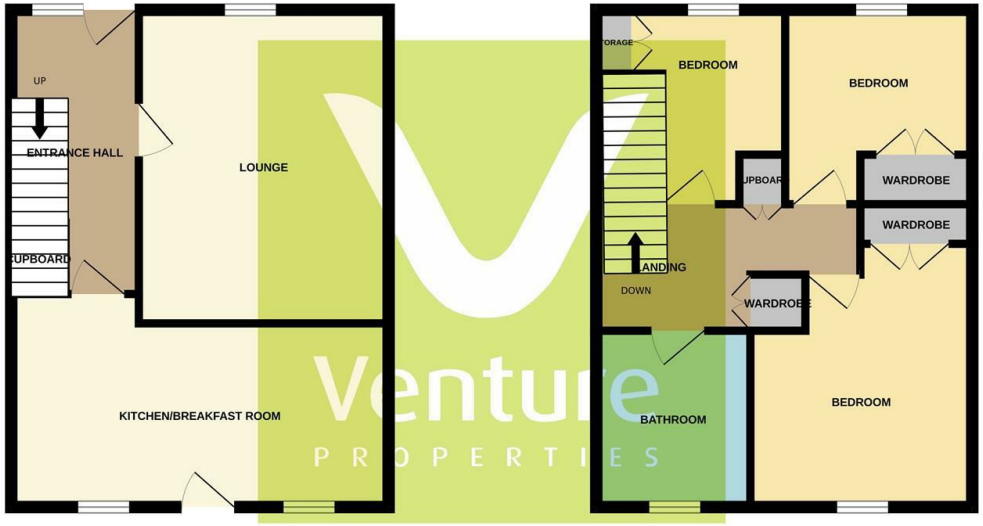
Other General Information
Other General Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed Ultrafast 1800 Mbps 220 Mbps
Mobile Signal/coverage: Good with EE, O2 and Vodafone
Council Tax: Durham County Council, Band: A. Annual price: £1,666.74 (Maximum 2026)
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: Very low risk of surface water flooding and 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 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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Property Information

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