



**\*\*SOLD BY MODERN METHOD OF AUCTION; STARTING BID £70,000 PLUS RESERVATION FEE \*\***

**EXCELLENT INVESTMENT OPPORTUNITY.** To be sold with long term tenant - We are pleased to offer for sale this really well located and well presented mid terrace property. Briefly comprising, Upvc DG and GCH, Lounge, Breakfasting Kitchen, Bathroom, 3 Bedrooms. Externally there is an enclosed yard plus Garden. Viewing essential.

**Gordon Lane, Bishop Auckland, DL14 0NL**

**3 Bedroom - House - Mid Terrace**

**Starting Bid £59,999**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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