

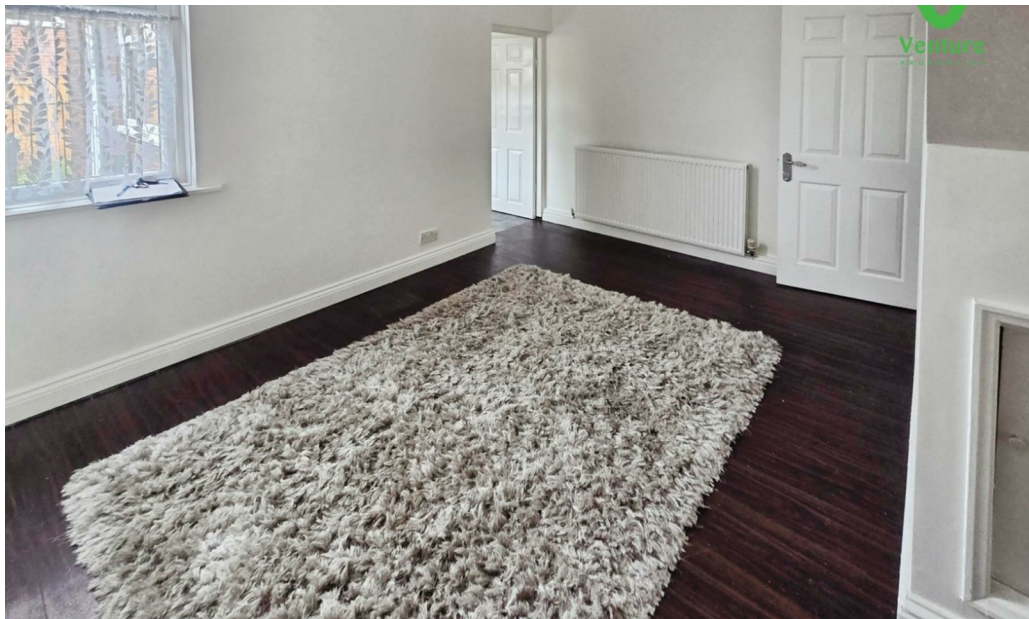


**Woodlands Road**

Bishop Auckland DL14 7LY

**Chain Free £70,000**





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# Woodlands Road

Bishop Auckland DL14 7LY



- Two Bedroom Mid Terraced Property
- EPC GRADE C
- Ideal Rental Property

- CHAIN FREE
- First Floor Bathroom
- Gas Central Heating

- Lounge & Dining Room
- Two Double Bedrooms
- Rear Enclosed Yard

For sale is this two bedroom terraced house, ideally situated in the heart of Bishop Auckland. Previously let, the property offers superb rental potential, making it an attractive option for investors or first-time buyers alike.

Upon entry you are greeted by an entrance hallway leading to a spacious lounge, perfect for relaxing or entertaining guests. There is also a dedicated dining room, offering ample space for family meals or social occasions. To the rear lies a well-proportioned kitchen, with plenty of room for meal preparation and storage.

Upstairs, the property comprises two comfortable bedrooms, alongside a family bathroom located on the first floor. Outside, the property benefits from a private rear yard—ideal for those seeking easy-to-maintain outdoor space.

This chain-free home boasts a prime location, situated directly opposite the ASDA superstore, making day-to-day shopping a breeze. The property is also just a short walk from King James I Academy, a popular local secondary school, and benefits from excellent road links and proximity to Bishop Auckland's array of amenities—including shops, restaurants, and leisure facilities.

Don't miss the opportunity to view this appealing home in a highly convenient location. Arrange a viewing today to discover its full potential.

## GROUND FLOOR

### Entrance Hallway

Via upvc door, central heating radiator and stairs rising to first floor.

### Dining Room

15'1" x 12'2" (4.607 x 3.715)

With central heating radiator and uPVC double glazed window to rear.

### Lounge

12'3" x 11'8" (3.745 x 3.580)

Having central heating radiator and uPVC double glazed window to front.

## Kitchen

14'7" x 8'6" (4.459 x 2.610)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit, integrated electric oven and gas hob with extraction chimney over, plumbing for washing machine and space for fridge freezer, central heating radiator and uPVC double glazed window and door to rear yard.

## FIRST FLOOR

### Landing

Having small loft hatch.

### Bedroom One

12'11" x 12'2" (3.949 x 3.723)

With fitted sliding mirror wardrobes, central heating radiator and uPVC double glazed window to front.

### Bedroom Two

10'02" x 8'04" (3.10m x 2.54m)

Having central heating radiator, wall mounted gas boiler and uPVC double glazed window to rear.

### Bathroom/WC

Fitted with a panelled bath having hand held shower over, wc and wash hand basin and central heating radiator.

### Externally

To the rear is an enclosed yard.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/covrage: Good Coverage from Vodaphone, O2, 3 and EE  
Council Tax: Durham County Council, Band: A Annual price: £ 1,766.03 (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 ground water flooding. Very low risk of flooding from seas and rivers

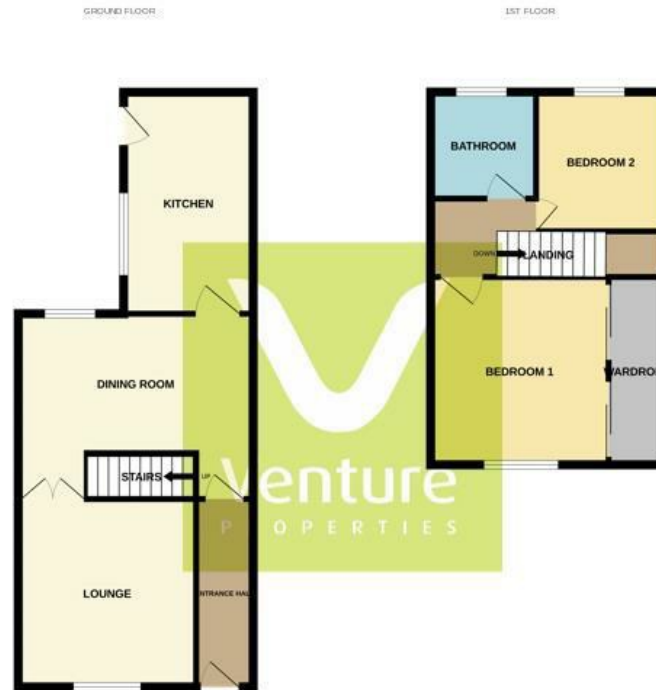
### Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

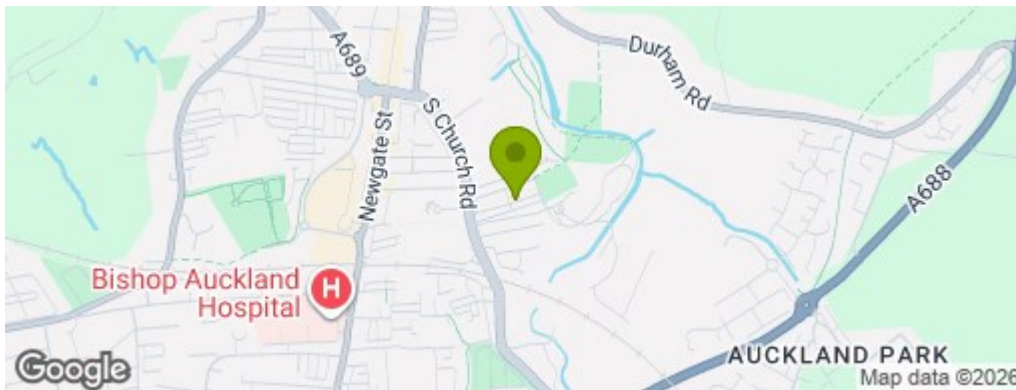
### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8036-1126-8600-0835-3206>

EPC Grade C



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, wall thickness and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This is not a contract. For further information and to view the property in person, please contact the agent. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. Please call 01388 741174.



## Property Information

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