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Johnson Street Eldon Lane, Bishop Auckland, DL14 8TJ

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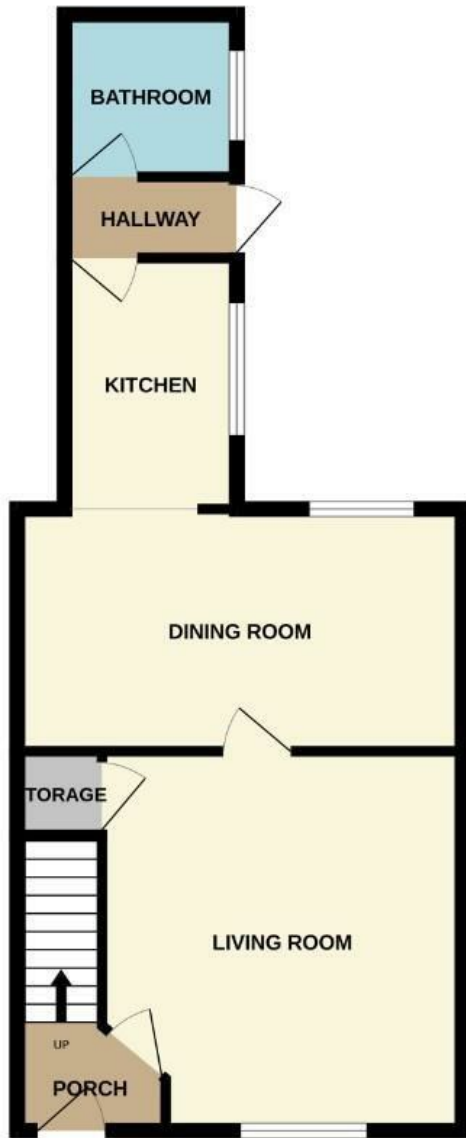
Price £45,000

Two bedroomed, mid-terrace property located on Johnson Street in Eldon Lane. Offered for sale with no onward chain, the property is located close to local amenities including a primary school, convenience store, doctors surgery as well as having a regular bus service providing access to neighbouring towns and villages. Nearby Bishop Auckland and Tindale Crescent's ever expanding retail park offer supermarkets, secondary schools, restaurants, retail stores, high street shops as well as the new shopping complex. The A689 is close by for commuters.

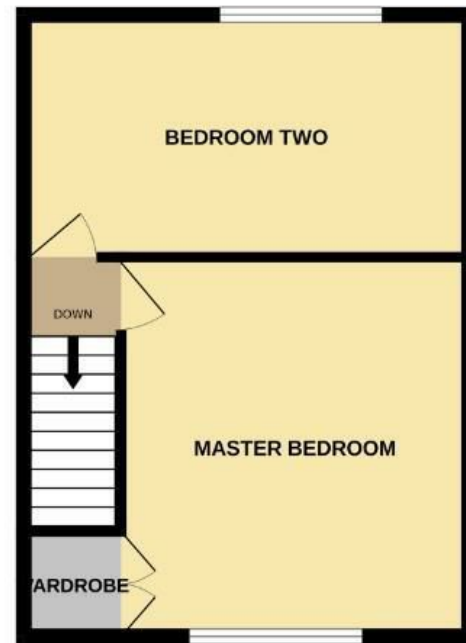
In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and bathroom to the ground floor. Whilst the first floor contains two large double bedrooms. Externally the property has on street parking available to the front, to the rear there is an enclosed yard with gated access into the back lane.

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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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Living Room

14'0" x 12'9"

The living room is located to the front of the property, with ample space for furniture, storage cupboard and window to the front elevation.

Dining Room

15'11" x 9'0"

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

Kitchen

9'3" x 6'4"

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

Bathroom

6'4" x 6'0"

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

Master Bedroom

14'1" x 12'5"

The master bedroom is a a generous double bedroom with space for a king sized bed, further furniture and window to the front elevation.

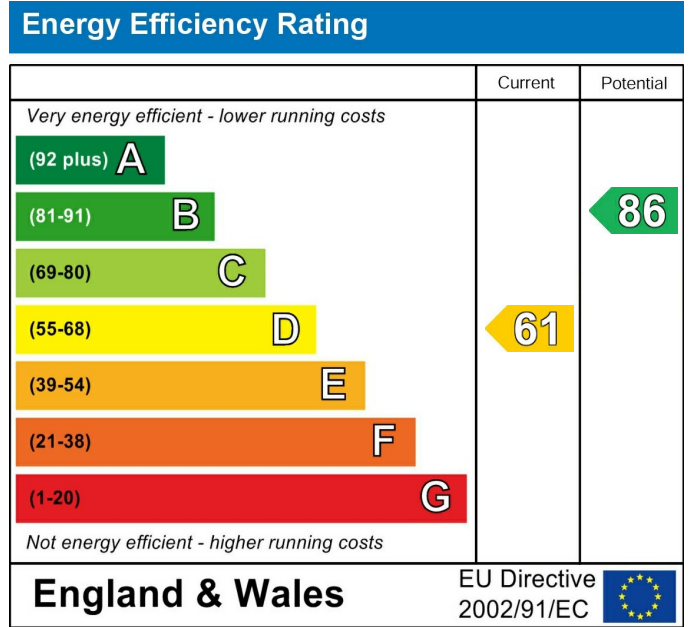
Bedroom Two

15'11" x 9'0"

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

External

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



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. 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.



