Market Place

, Bishop Auckland DL14 7NP

- GRADE II LISTED BUILDING
- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM WITH FITTED WARDROBES
- OPEN PLAN LOUNGE/KITCHEN
- BATHROOM WITH BATH & SHOWER
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- NO ONWARD CHAIN
- TOWN CENTRE LOCATION
- EXCELLENT ROAD LINKS AND AMENITIES

£79,950

Council Tax Band: A
EPC Rating: E

FULL DESCRIPTION
Residents enjoy immediate access to cafés, independent shops, and key attractions linked to the town's ongoing regeneration through The Auckland Project. Auckland Tower, the Spanish Gallery, and the Castle grounds are all just moments away, creating an increasingly desirable place to live.

The apartment retains a wonderful sense of period charm, with high ceilings, large sash windows, and character features throughout. Internally, the accommodation comprises an entrance hallway, a bright lounge with a generous sash window flooding the space with natural light, opening into a stylish shaker-style fitted kitchen. The double bedroom benefits from fitted wardrobes, while the bathroom offers both a bath and separate shower.

Externally, the property includes an allocated parking space and access to a low-maintenance communal garden, a peaceful shared outdoor area ideal for enjoying fresh air without the upkeep of a private garden.

The location is exceptionally well connected, with convenient access to the A689, A688, and A6072, providing straightforward routes towards Durham, Bishop Auckland Retail Park, neighbouring towns, and major commuter links including the A1(M).

Available with no onward chain, this charming apartment is sure to attract strong interest. Internal inspection is essential to fully appreciate the quality and convenience on offer.

OPEN PLAN LOUNGE/KITCHEN
Large sash window, coved ceiling, two single radiators and laminate flooring leading through to the kitchen with a range of shaker style wall and floor units with laminate worktops, upstands and white enamel sink unit with mixer tap. Cooker point, integrated extractor hood, plumbed for automatic washing machine, extractor fan, tiled splashbacks and wall mounted central heating boiler.

BEDROOM 1
Range of fitted wardrobes, large sash window, alcove shelving, double radiator and laminate flooring.

BATHROOM
Close coupled wc, panel bath with mains fed shower and glass screen, vanity storage unit with inset wash hand basin, part tiled walls and single radiator.

ALLOCATED PARKING SPACE

COMMUNAL GARDEN
A private communal garden to the rear provides a welcome outdoor retreat, a rare benefit for a town-centre apartment and ideal for low-maintenance enjoyment.

LEASEHOLD.
We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2629-2610-2626-1611

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.