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Surtees Street, Bishop Auckland, DL14 7DJ

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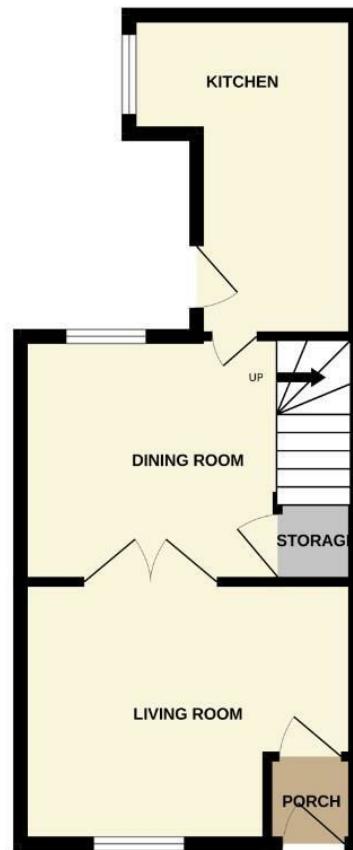
Price £70,000

Spacious two bedroom end of terrace property, located on Surtees Street in Bishop Auckland. Situated within the heart of Bishop Auckland, it allows easy access to a wide range of local amenities such as supermarkets, shops, banks, schools as well as healthcare and recreational facilities. Great public transport links are provided by the bus and train station with links to further afield places such as Durham, Newcastle and Darlington. The A688 is nearby and leads to the A1 (M) both North and South.

In brief the property comprises; the entrance porch which leads through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has on street parking available to the front, whilst 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 effort 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 safety can be given.
Made with Metropic c2005

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

14'4" x 12'9"

Spacious living room located to the front of the property, with ample space for furniture, space for a gas fire with feature surround and window to the front elevation.

Dining Room

14'4" x 13'1"

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

Kitchen

12'5" x 6'6"

The kitchen is fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob and overhead extractor hood along with further free standing appliances.

Master Bedroom

14'5" x 12'9"

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

Bedroom Two

13'0" x 7'9"

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

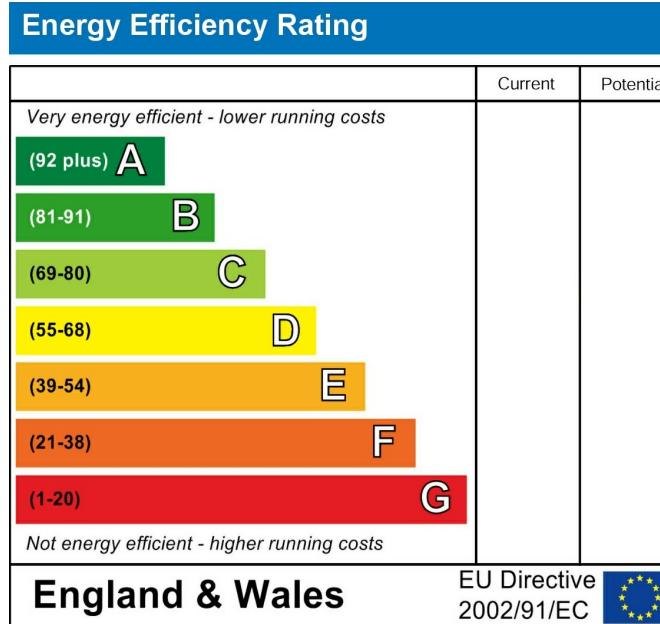
Bathroom

12'1" x 6'5"

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

External

Externally the property has on street parking available to the front, whilst 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.

