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Frederick Street Coundon, Bishop Auckland, DL14 8PW

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Offers In Excess Of £40,000

Two bedroomed terraced property located on Frederick Street in Coundon. It is located just a short distance from the neighbouring town Bishop Auckland provides access to a range of amenities, such as supermarkets, healthcare services, cafés, restaurants and both Primary and Secondary schools. Coundon has local facilities such as local shops and a primary school. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters. There is also an extensive public transport system.

In brief the property comprises; an entrance porch leading into the living room, dining room and kitchen to the ground floor. Whilst the first floor contains the two bedrooms and family bathroom. 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



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		
	64	78
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		

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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Living Room

14'0" x 13'5"

Spacious living room located to the front of the property, with ample space for furniture and window to the front elevation.

Dining Room

14'0" x 8'6"

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

Kitchen

11'9" x 7'1"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain unit. Space is available for free standing appliances and French doors to the rear.

Master Bedroom

13'5" x 12'5"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

Bedroom Two

8'6" x 7'10"

The second bedroom is a good size bedroom with window to the rear elevation.

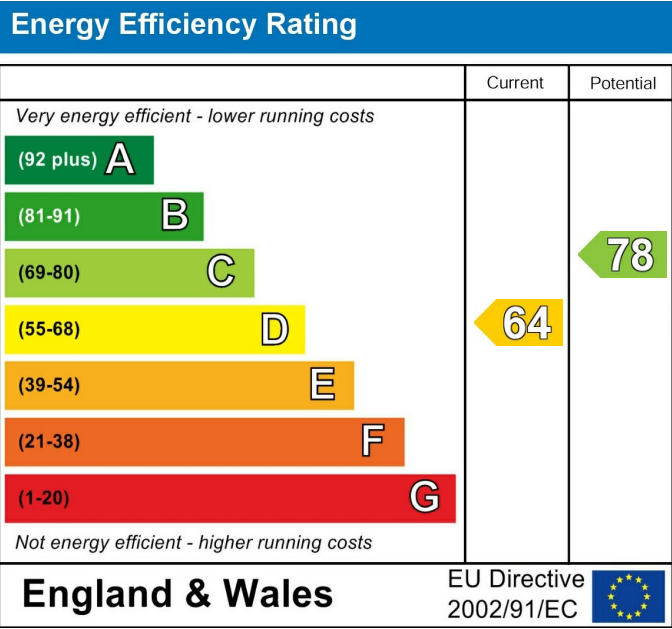
Bathroom

8'1" x 7'1"

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

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.

