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19 Salisbury Place, Bishop Auckland, County Durham, DL14
7NB

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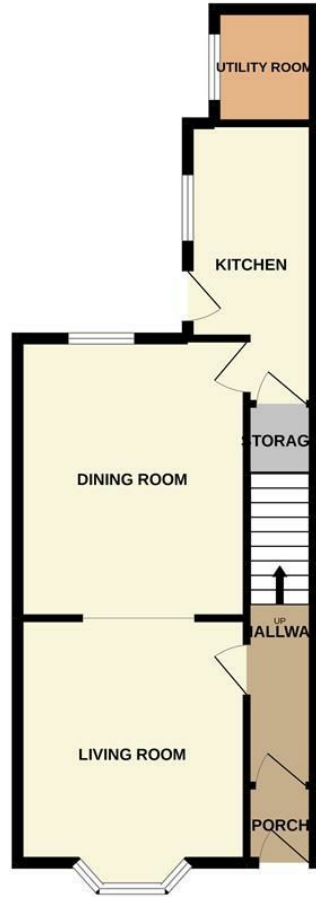
Price £115,000

Offered to the market with no onward chain is this traditional two bedroomed terraced property located on Salisbury Place. Situated within close proximity to the town centre, this deceptively spacious family home benefits from two large double bedrooms along with an enclosed low maintenance rear garden. A range of amenities are available nearby including primary and secondary schools, healthcare services, supermarkets, popular high street stores, restaurants and entertainment facilities. There is an extensive public transport system in the area allowing for regular access to neighbouring towns and villages ideal for commuters.

In brief this property comprises; entrance hallway leading to living room, dining room, kitchen and utility room to the ground floor whilst the first floor accommodates the master bedroom, second bedroom and family bathroom. Externally to the front is an open landscaped garden with on street parking available. To the rear, there is a large low maintenance yard, fully enclosed and ideal for outdoor furniture.

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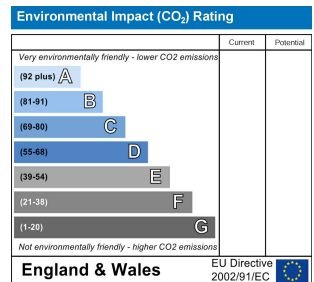
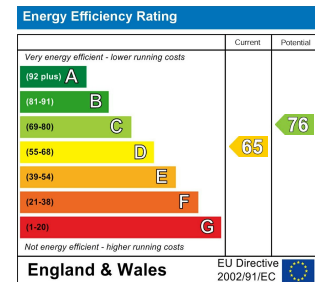
GROUND FLOOR



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.
Made with Metropix 1/2022



Living Room

11'6" x 12'4"

Spacious and bright living room located to the front of the property, benefiting from neutral décor, ample space for free standing furniture and window to the front elevation providing plenty of natural light,

Dining Room

11'10" x 14'1"

The second reception room is another great size with space for a dining table and chairs, further furniture and access into the kitchen.

Kitchen

6'3" x 10'10"

The kitchen contains a range of modern grey wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer.

Utility Room

4'8" x 5'8"

The utility area provides space for a washing machine and dryer and additional storage space.

Master Bedroom

12'4" x 15'1"

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

Bedroom Two

9'3" x 14'1"

The second bedroom is another double bedroom with built in storage cupboard and window to the rear elevation.

Bathroom

6'2" x 11'1"

The bathroom has been fitted with a contemporary new bathroom suite containing a panelled bath with overhead shower, WC and wash hand basin.

Loft

8'2" x 15'1"

The attic space is accessed via a pull down ladder and is fully boarded for additional storage.

External

Externally to the front is an open landscaped garden with on street parking available. To the rear, there is a large low maintenance yard, fully enclosed and ideal for outdoor furniture with gated access into the back lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



