

Station Road

Bishop Auckland, DL14 9HE



Offers in the Region Of £54,950

- Large Two Bedroom Terrace
- Close to local Amenities
- Lounge and Dining Room
- Good Sized Bedrooms
- Large Bathroom with Shower
- Rear Yard

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are pleased to offer for sale this two bedroomed terrace property benefiting from upvc double glazing and gas central heating via combi boiler. Ideally located a short distance from the Tindale retail park on the A688. It also has a number of local amenities at hand. In brief the property comprises of Entrance Reception Hall, Lounge with feature fireplace, double doors leading into the Dining Room and a Kitchen. To the first floor there are Two good sized Bedrooms and a Bathroom/wc with shower. Externally to the front of the property there is a forecourt garden whilst to the rear an enclosed yard. Early viewing is recommended to fully appreciate what this property has to offer.



PROPERTY PARTICULARS

Entrance Hallway

With upvc double glazed window to the front elevation, access to ground floor rooms and staircase leading to the first floor accommodation.

Lounge 16' 1" x 11' 5" (4.90m x 3.48m)

With upvc bay window to the front elevation, feature fireplace and double doors leading into the Dining Room.

Dining Room 14' 0" x 11' 1" (4.26m x 3.38m)

With upvc double glazed window to the rear elevation.

Kitchen 15' 11" x 6' 10" (4.85m x 2.08m)

With double glazed window and timber entry door to the side elevation. fitted with a range of wall and floor mounted units, laminated working surfaces, stainless steel sink, cooker point, plumbing for washing machine, wall mounted combi boiler and understairs storage cupboard.

First Floor Landing

With access to loft space, over stairs storage cupboard and all first floor rooms.

Bedroom One 15' 2" x 13' 3" (4.62m x 4.04m)

With upvc double glazed window to the front elevation.



Bedroom Two 14' 10" x 7' 10" (4.52m x 2.39m)

With upvc double glazed window to the rear elevation.

Family Bathroom 15' 11" x 6' 0" (4.85m x 1.83m)

With upvc double window, white suite comprising of sunken bath, corner shower cubicle with mains shower, pedestal wash hand basin and low level wc.

Externally

To the front of the property there is an enclosed forecourt to the front of the property, whist to the rear there is an enclosed yard with gated access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

