

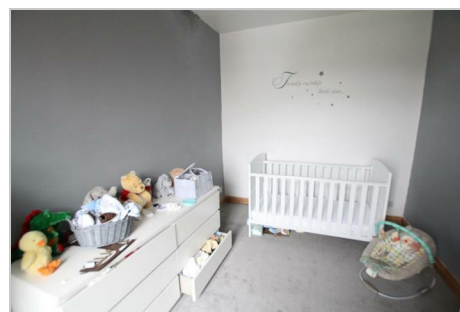
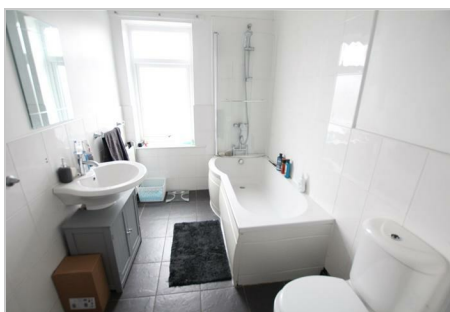
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**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**Mary Terrace, Bishop Auckland, DL14 8SP**  
**Price £55,000**

Competitively priced mid-terrace property with two reception rooms, fitted kitchen, ground floor WC, first floor bathroom/WC and useful ATTIC ROOM. The property is equipped with uPVC double glazing throughout with gas central heating to radiators. Pleasantly situated within a conveniently placed semi-rural location overlooking fields to the front, the property would make an ideal starter home or investment.



## Entrance Hallway

### Lounge

11'0" x 10'11" (3.36m x 3.35m)

### Dining Room

12'11" x 10'11" (3.96m x 3.35m)

### Kitchen

10'11" x 5'11" (3.35m x 1.81m)

### Services

Mains gas, (central heating to radiators), electricity and drainage.

### Rear Lobby

### WC

### First Floor Landing

### Bedroom One

15'10" x 12'2" (4.85m x 3.73m)

### Bedroom Two

12'11" x 8'0" (3.96m x 2.44m)

### Bathroom/WC

12'2" x 6'0" (3.73m x 1.83m)

### Attic Room

### Local Authority

Durham County Council

### Externally

### Council Tax

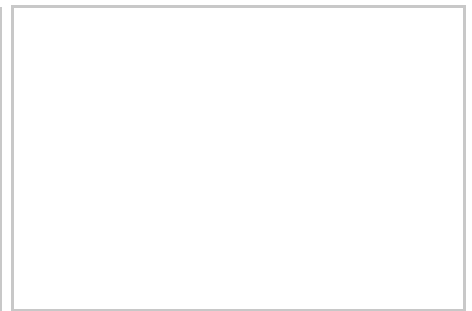
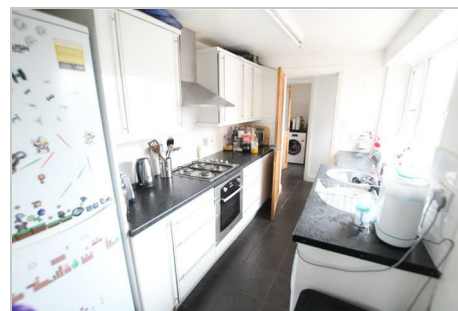
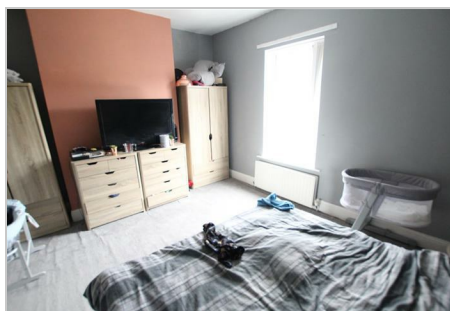
Band A

### Viewings

Strictly by appointment through our Newton Aycliffe office.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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