



9 Bishop Street Bishop Auckland DL14 7DF

- 2 Bedroom Mid Terrace
- Town Centre Location
- Close To Schools and Amenities
- Excellent Transport Links
- Ideal First Time Buy Or Investment
- No Onward Chain

Offers In The Region Of £54,950

9 Bishop Street

Rea Estates offer to the sales market this 2 Bedroom Mid Terrace property, situated within Bishop Auckland Town Centre, which is home to the spectacular open air night show Kynren - An Epic Tale of England.

The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Lounge/Diner, Kitchen, Rear Hallway and Family Bathroom.

To the first floor there are 2 Double Bedrooms.

Externally to the rear of the property is an enclosed yard with gated access.

In our opinion this property, which is competitively priced to reflect that a degree of modernisation is required, should prove of interest to both first time buyers and investors alike and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door opening to hallway with cornice to ceiling and staircase rising to the first floor. Door to:

Lounge: 13'0 x 10'03 (3.96m x 3.12m)

A well proportioned lounge with double glazed window to the front elevation, cornice to ceiling, wall mounted gas fire, and central heating radiator.



Dining Area: 14'0 x 9'08 (4.27m x 2.95m)

The dining area is utilised by the current vendors as office space but provides ample space for a dining table and chairs. Double glazed window to the rear and radiator.



Kitchen: 12'05 x 7'08 (3.78m x 2.34m)

Fitted with a range of base units, complementary work surfaces and tiled splash backs. Free standing electric cooker point, inset stainless steel sink unit, space and plumbing for automatic washing machine. Double glazed window to the side elevation.

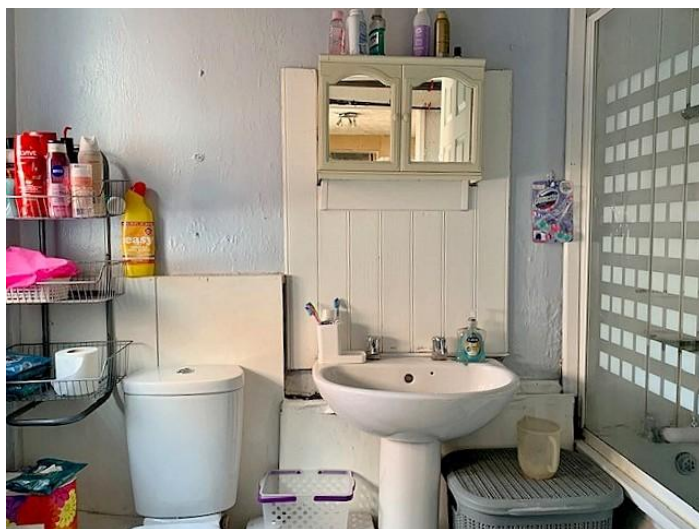


Rear Hallway

uPVC glazed door opening to the rear yard. Door to:

Bathroom: 7'08 x 5'07 (2.34m x 1.70m)

Comprising mains fed shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and radiator.

**First Floor Landing**

Double glazed window to the rear elevation, spindle balustrade and doors to:

Bedroom One:**14'0 x 10'04 (4.27m x 3.15m)**

A well proportioned double room providing space for a range of free standing bedroom furniture. Double glazed window to the front elevation and radiator.

Bedroom Two:**12'04 x 8'07 (3.76m x 2.62m)**

A second double bedroom with double glazed window to the rear and radiator.

Externally

To the rear of the property is an enclosed yard with access.

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These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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