



55 Surtees Street Bishop Auckland

- 2 Bed Mid Terraced
- UPVC Double Glazing
- Gas Central Heating
- Town Centre Location
- New Boiler 2022
- Ideal First Time Buy

Offers In The Region Of £65,000

Rea Estates offer to the market this 2 Bedroom Mid Terraced property situated within walking distance of Bishop Auckland town centre, which is home to the spectacular open air night show 'Kynren – An Epic Tale Of England'

The town itself offers a comprehensive range of schools, shopping and recreational facilities. Surtees Street is within walking distance of Bishop Auckland General Hospital, Railway Station and all local schools.

The house is warmed via Gas Central Heating (new boiler installed 2022) and benefits from uPVC Double Glazing. The current vendor has replaced the flat roof to the rear, redecorated and laid new carpets on the stairs, landing and both bedrooms. The internal layout briefly comprises: Entrance Vestibule, Lounge with staircase rising to the first floor, Dining Room and Fitted Kitchen.

To the first floor there are Two Double Bedrooms and a good sized Family Bathroom.

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

In our opinion this property, which is offered For Sale with no onward chain, would make an ideal first time buy or investment and therefore an early viewing is highly recommended.

Entrance Vestibule

uPVC entrance door opening to vestibule with laminate flooring and door to:

Lounge: 14'6 x 11'5 (4.42m x 3.48m)

A well proportioned lounge with double glazed window to the front elevation, central heating radiator, staircase rising to the first floor with under stair storage cupboard, laminate flooring and sliding doors to dining room.



Dining Room: 14'7 x 13'9 (4.45m x 4.19m)

The dining room provides ample space for a family size table and chairs. Double glazed window to the rear elevation, radiator, laminate flooring and door to kitchen.



Kitchen: 11'9 x 7'1 (3.58m x 2.16m)

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, gas hob with extractor, stainless steel sink with mixer tap, space and plumbing for washing machine. Double glazed window and external door opening to side elevation.



First Floor Landing

Spacious landing with access to loft space. Doors to:

Family Bathroom:

7'9 x 5'9 (2.36m x 1.75m)

Fitted with a white suite comprising; panelled bath, pedestal wash hand basin, low level w/c and shower cubicle with electric unit. White towel radiator and obscure double glazed window.



Bedroom One:

15'6 x 11'8 (4.72m x 3.56m)

A double bedroom of generous proportions with double glazed window to the front elevation and central heating radiator.



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.

Bedroom Two:**14'6 x 9'8 (4.42m x 2.95m)**

Double glazed window to the rear elevation and central heating radiator.

**Externally**

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