



Grey Street

Bishop Auckland DL14 7BQ

Chain Free £72,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- CHAIN FREE
- EPC Grade E
- Two Outhouses plus Yard

- Ideal Investment or First Time Home
- Two Bedrooms
- Gas Central Heating

- Two Reception Rooms
- First Floor Bathroom
- UPVC Double Glazed

A delightful house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious layout, freshly decorated to create a welcoming atmosphere that is ready for you to move in and make it your own.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can easily be adapted to suit your lifestyle, whether you envision a cosy family gathering or a stylish entertaining space. The house features two well-proportioned bedrooms, providing comfortable accommodation for family members or guests.

Convenience is key, with a first-floor bathroom that adds to the practicality of the home. This thoughtful design ensures that daily routines are effortless and efficient.

Outside, the property includes a rear yard, perfect for enjoying the fresh air or creating a small garden oasis. This outdoor space offers potential for personalisation, whether you wish to cultivate plants or simply enjoy a quiet moment in the sun.

Ground Floor

Entrance

Accessed via a UPVC entrance door, stairs rise to the first floor and central heating radiator.

Lounge

12'0" x 13'8" (3.679 x 4.189)

Located to the front elevation of the property having UPVC window and central heating radiator.

Dining Room

13'9" x 15'3" (4.193 x 4.654)

Having UPVC window, central heating radiator and access to a useful under stair storage cupboard.

Kitchen

12'7" x 7'4" (3.859 x 2.236)

Fitted with base units, sink with UPVC window above over looking the rear yard, ample space for free standing appliances, central heating radiator and UPVC door to the rear.

First Floor

Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft.

Bedroom One

15'4" x 13'10" (4.677 x 4.223)

Located to the front elevation of the property having UPVC window, central heating radiator and access to a useful over stair storage cupboard.

Bedroom Two

7'11" x 13'10" (2.428 x 4.217)

Located to the rear elevation of the property having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin obscured UPVC window, central heating radiator and access to a useful linen storage cupboard housing the gas central heating boiler.

Exterior

To the rear of the property is an enclosed yard area with access to two useful outhouses.

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9708-3048-1209-1435-4200?print=true>

EPC Grade E

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: A Annual price: £1,696.77 (Maximum 2025)

Energy Performance Certificate Grade E

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Disclaimer

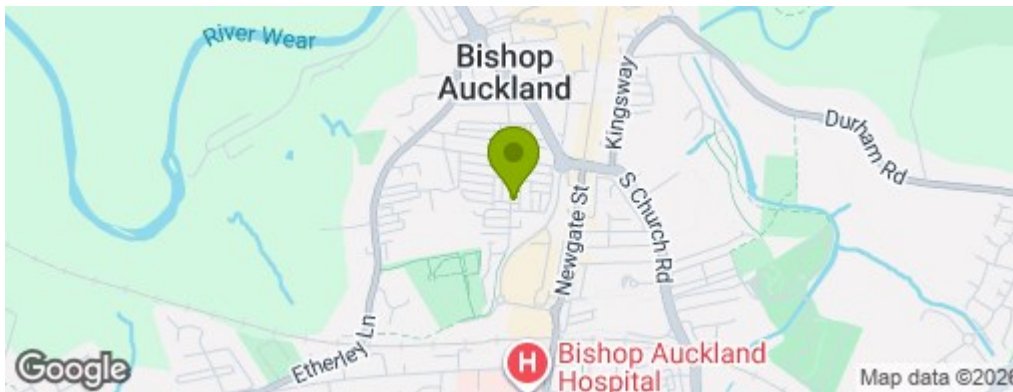
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, windows, doors 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.
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Property Information

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