



## Albion Terrace

Bishop Auckland DL14 6EL

Chain Free £70,000





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# Albion Terrace

Bishop Auckland DL14 6EL



- Two Bedroom Mid Terraced Home
- Epc Grade C
- Garage at Rear

- Traditional Layout
- CHAIN FREE
- Town Centre Location

- Lounge & Dining Room
- Two Double bedrooms
- Call Venture To View

Nestled in the heart of Bishop Auckland, this charming two-bedroom terraced house on Albion Terrace offers a delightful blend of traditional character and modern convenience. Perfectly situated within the town centre, this property is ideal for those seeking easy access to local amenities, shops, and transport links.

Upon entering, you are welcomed into a cosy lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two spacious bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The family bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the garage at the rear, providing valuable off-street parking for one vehicle, a rare find in town centre locations. The property is offered chain free, making it an attractive option for first-time buyers or those looking to downsize without the hassle of a lengthy chain.

This traditional terrace house is not just a home; it is a lifestyle choice, offering the perfect balance of comfort and accessibility. Whether you are a young professional, a small family, or looking for a peaceful retreat, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.

## Ground Floor

### Entrance Hallway

Via upvc double glazed door, central heating radiator and stairs rising to first floor.

### Lounge

131' x 11'10" (3.989 x 3.632)

Having a feature fireplace housing gas fire, central heating radiator and uPVC double glazed bay window to front.

### Dining room

11'8" x 11'8" (3.558 x 3.561)

With feature fireplace housing gas fire, central heating radiator and uPVC double glazed window to rear.

## Kitchen

9'4" x 7'10" (2.863 x 2.393)

Having wall and base units with contrasting work surfaces over, stainless steel sink unit, space for gas oven, and uPVC double glazed window to rear and door.

## First Floor

### Landing

Having loft hatch and central heating radiator.

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

### Bedroom One

14'1" x 14'0" (4.302 x 4.279)

Having fitted wardrobes, central heating radiator and uPVC double glazed window to front.

### Bedroom Two

11'6" x 6'8" (3.520 x 2.040)

Having central heating radiator and uPVC double glazed window to rear.

### Externally

Externally To the rear is a enclosed yard.

### Garage

14'4" x 8'11" (4.369 x 2.730)

At the rear is a garage with double doors and housing the gas boiler and plumbing for washing machine.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2090-3050-9205-1005-6200>

Epc Grade C

## 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 C

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

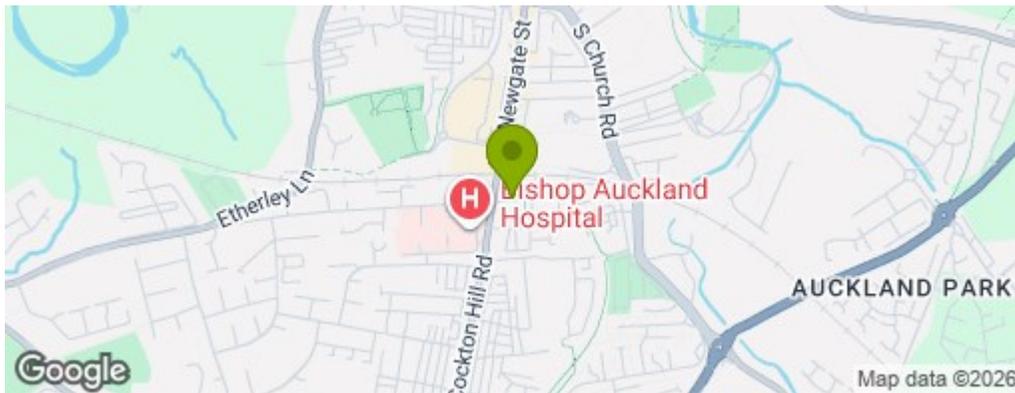
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GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance 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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