



## Musgrave Street

St. Helen Auckland DL14 9BQ

Chain Free £85,000





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# Musgrave Street

St. Helen Auckland DL14 9BQ



- Two Bedroom Terrace
- EPC Grade D
- Close to local Facilities

- Shower Room
- Two Reception Rooms
- Integrated Oven

- Gas Central Heating
- Rear Yard
- Lovely Property

Nestled in the heart of Bishop Auckland, this attractive two-bedroom terraced home is perfectly positioned for convenient living. Just a stone's throw from Tindale Retail Park, a wide array of shops, supermarkets, and popular restaurants are right on your doorstep. Local amenities, schools, and excellent transport links are all within easy reach, making this property ideal for professionals, couples, or small families.

Step inside to discover a thoughtfully designed ground floor boasting two generous reception rooms—perfect for entertaining, relaxing, or creating a dedicated dining area. The fitted kitchen comes well-appointed, offering ample workspace and practical storage solutions.

Upstairs, you will find two comfortable bedrooms bathed in natural light, alongside a stylish modern shower room finished to a high standard for everyday luxury.

To the rear of the property lies an enclosed yard, complete with a handy garden shed—ideal for additional storage or pottering in the garden. An outside water tap adds extra convenience for those who love to tend their outdoor space.

With easy access to the beautiful Bishop Auckland town centre, vibrant healthcare facilities, and cultural landmarks like Auckland Castle, this inviting home has much to offer.

This is a superb opportunity to step onto the property ladder or invest in a well-connected area. Arrange your viewing today and discover everything this charming home has to offer.

## GROUND FLOOR

### Hallway

Having stairs to first floor.

### Lounge

12'09 x 12'00 (3.89m x 3.66m)

Having feature fireplace with electric fire, central heating radiator and uPVC double glazed window to front.

### Dining Room

14'07 x 12'00 (4.45m x 3.66m)

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

### Kitchen

11'01 x 7'04 (3.38m x 2.24m)

Fitted with a range of wall and base units with laminate work surfaces over, integrated electric oven and hob, plumbing for washing machine, space for fridge freezer, stainless steel sink unit with mixer tap, tiled splash backs, central heating radiator and uPVC stable door to rear yard.

## FIRST FLOOR

### Landing

With loft access.

### Bedroom One

12'01 x 11'11 (3.68m x 3.63m)

Having storage cupboard housing gas boiler, central heating radiator and uPVC double glazed window to front.

### Bedroom Two

32'9"0'0" x 22'11"29'6" (10'00 x 7'09)

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

### Shower Room/WC

Fitted with a walk in shower cubicle having mains shower over, WC, wash hand basin and chrome heated towel rail.

### Externally

Externally to the rear is a enclosed yard with garden shed and outside water tap.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9622-3931-2200-6017-1200>

EPC Grade D

### 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 would recommend speaking to your provider

Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (Maximum 2024)

Energy Performance Certificate Grade D

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 and flooding from the rivers and the sea.

### Disclaimer

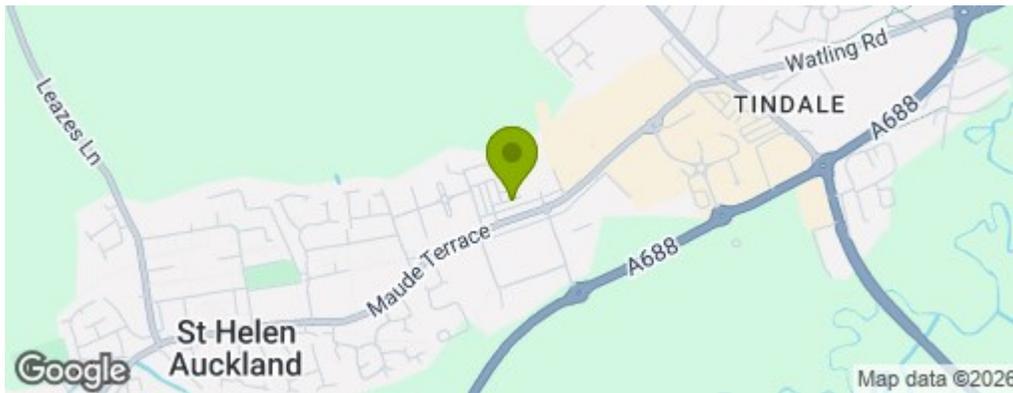
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### Agents Note

This property is currently tenanted, please note the images were taken before the tenant moved in.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, ceilings and any other items are approximate and the responsibility is placed for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Lettoplan ©2024



## Property Information

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