



## Grey Street

Bishop Auckland DL14 8DD

£135,000







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# Grey Street

## Bishop Auckland DL14 8DD



- Four Bedroom Terraced Home
- EPC Grade D
- Working Fire In Lounge

- Set Over Three Floors
- Four Double Bedrooms
- Rear Yard With Outhouse

- Lounge & Kitchen/Breakfast Room
- First Floor Bathroom
- Lovely Village Location

This terraced property is for sale in the village of Newfield, near Bishop Auckland, and offers four double bedrooms arranged over three floors, making it suitable for a growing household. Presented in good condition, it has a well-planned layout starting with an entrance porch leading into a spacious reception room. The lounge includes a fireplace, creating a clear focal point for the main living area.

To the rear, the ultra-modern kitchen provides a central kitchen island, offering additional workspace and a natural hub for cooking and informal dining. The first floor accommodates two double bedrooms and a family bathroom with a brand-new suite, while stairs lead to a further two large double bedrooms on the upper floor.

Externally, the property enjoys a pleasant outlook to the front over a communal green with on-street parking available. To the rear, there is a good-sized flagged yard with a seating area, well suited to outdoor dining, together with a useful outhouse benefiting from power and lighting.

Newfield is a small village setting with nearby parks and walking routes, and Bishop Auckland town centre is within easy reach for supermarkets, shops and further amenities. Bishop Auckland railway station provides services to Darlington and onward connections to Newcastle and other major destinations, with typical journey times of around 30–40 minutes to Darlington by rail. Local bus services from the village link into Bishop Auckland and surrounding areas, offering practical options for commuting and access to schools, leisure facilities and the wider region.

### GROUND FLOOR

#### Entrance Vestibule

Via upvc double glazed door.

#### Lounge

16'8" x 14'10" (5.087 x 4.526)

Having feature fireplace housing open working fire, central heating radiator, arch opening to kitchen and uPVC double glazed window to front.

#### Kitchen/Breakfast Room

15'5" x 14'5" (4.701 x 4.397)

Fitted with a range of wall and base units with contrasting work surfaces over ' stainless steel sink unit with mixer tap, integrated electric eye level oven and separate touch hob with extraction chimney over, concealed dishwasher and washing machine to be included in the sale, central island, fitted unit with wine rack and wine cooler, rear entrance door and uPVC double glazed window to rear.

### FIRST FLOOR

#### Landing

With a staircase leading to the second floor and uPVC double glazed window to front.

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath with mains shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

#### Bedroom One

16'2" x 10'9" (4.944 x 3.293)

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

#### Bedroom Two

16'5" x 8'5" (5.019 x 2.570)

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

#### Second Floor Landing

Connecting two further bedrooms.

#### Bedroom Three/Attic Room

12'10" x 10'0" (3.935 x 3.065)

Having central heating radiator and velux window.

#### Bedroom Four/Attic Room

18'3" x 10'7" (5.577 x 3.236)

Having central heating radiator and velux window.

#### Externally

To the rear is a outhouse and a lovely enclosed courtyard.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9134-1007-5215-7972-4210>

EPC Grade D

#### Agents Note

It is our understanding that the third and fourth bedrooms/attic rooms were converted many years ago before building regulations. The current owner purchased the property as a four bedroom home.

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 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

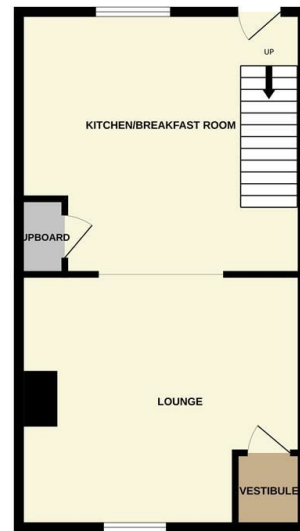
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

#### Disclaimer

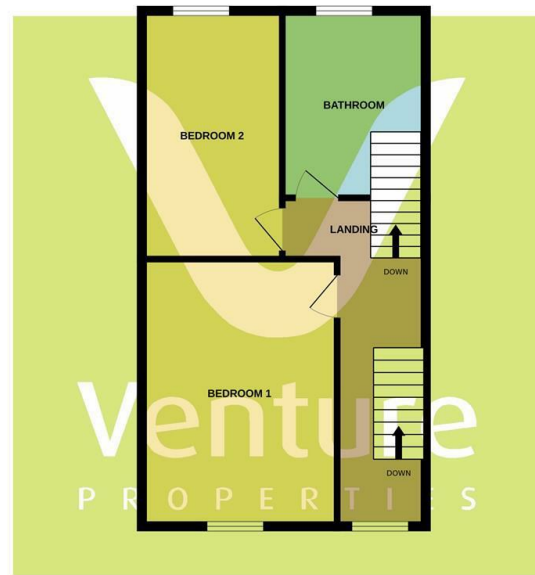
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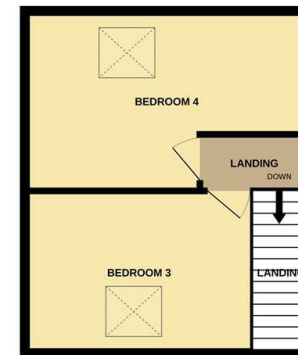
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst 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 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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