



**Gibbon Street**

Bishop Auckland DL14 7DL

**£525 Per Calendar Month**



**Venture**  
PROPERTIES



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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# Gibbon Street

## Bishop Auckland DL14 7DL

- Two Bedrooms
- EPC Grade
- Walking Distance To Shops

This fabulous ground floor apartment, which is one of four, is situated in a great location close to shops and the bus station and will suit a variety of potential purchasers. Accommodation is finished to a high standard which is split over two levels and briefly comprises of a spacious lounge which is open plan to the quality fitted kitchen/Diner with integrated oven and hob and a separate wc which are all to the ground floor. To the lower ground floor there are two bedrooms which are both served by a Jack & Jill bathroom/Wc

Externally there is a communal enclosed yard.

### Ground Floor

#### Communal Entrance

Entered via a upvc double glazed external door which leads through into the communal hallway. The spindled staircase leads off to the first floor landing. There is a rear lobby with a upvc door that gives access to the shared yard and additional staircase that leads to the lower ground floor for a fire escape route. The electric meters for each apartment are located in the hallway and a housed in a lockable cupboard. A upvc double glazed window located to the rear elevation provides natural light.

#### Apartment 5

#### Entrance

The entrance door leads straight into the open plan lounge.

#### Open Plan Lounge

16'03 x 15' (4.95m x 4.57m)

This spacious room is provided with an abundance of natural light by two upvc double glazed windows. There is a spindled balustrade where the stairs to the lower ground floor living accommodation is set out. Having two central heating radiators, television and telephone points. This room is open plan to the kitchen/diner.

#### WC

Fitted with a white wc and pedestal wash hand basin. Having an extractor fan and central heating radiators.

#### Kitchen/Diner

17.02 x 10.03 (5.18m.0.61m x 3.05m.0.91m)

Fitted with a lovely range of wall and base units with contrasting laminated

- Modern Apartment
- UPVC Double Glazed
- Split Level Accommodation

surfaces over incorporating a stainless steel single sink and drainer with mixer taps. Integral appliances include a brushed stainless steel electric oven, gas hob and extractor chimney. There is plumbing and space for a washing machine, space for a fridge freezer, central heating radiator and ample space for table. the wall mounted gas central heating boiler is located in this room. Natural light is provided by two upvc double glazed windows.

#### Lower Ground Floor

#### Inner Hallway

This hallway gives access to both bedrooms and has a central heating radiator and an under stair storage cupboard. There is a fire exit door which leads to the staircase in the event of an emergency.

#### Bedroom One

14'06 x8'05 (4.42m x2.57m)

This well proportioned room has access to the Jack and jill bathroom. having a central heating radiator, telephone and television points. This well proportioned room has access to the Jack and jill bathroom. having a central heating radiator, telephone and television points.

#### Bathroom/Wc

This jack and Jill bathroom is fitted with a white suite comprising of a wc, pedestal wash hand basin and a paneled bath with hand held shower/mixer tap. having a chrome heated towel rail and extractor fan.

#### Bedroom Two

15'01 max x 10'02 (4.60m max x 3.10m)

This room also has access to the jack and jill bathroom. Having a upvc double glazed window which provides natural light, television and telephone points.

#### External

To the rear of the property there is a communal yard with bin storage.

#### Energy Performance Certificate

To view the following Energy Performance Certificate - <https://find-energy-certificate.service.gov.uk/energy-certificate/0537-2885-7927-9106-0125>

#### Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days



- Lovely Fitted Kitchen
- Gas Central Heating
- White Fitted Bathroom

of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### Other General Information

General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited

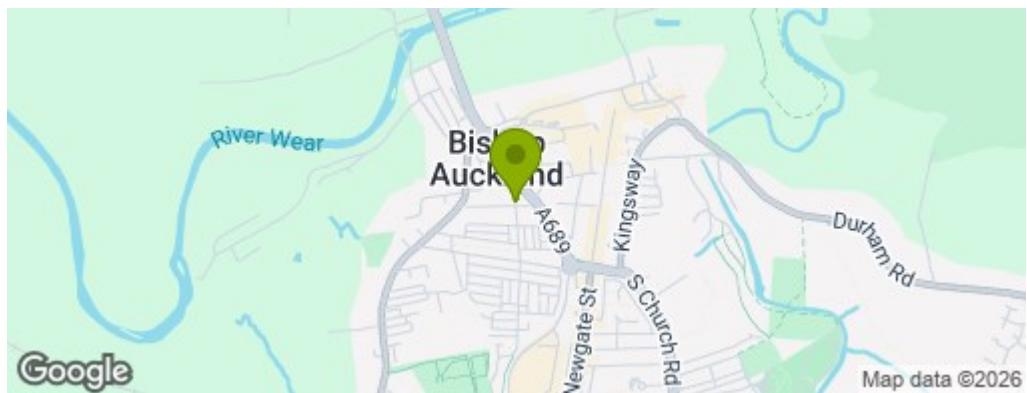
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

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

#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



## Property Information

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