

## 2 bed Terraced House for sale - £74,995

James Terrace - Bishop Auckland



**Council Tax Band: A**

**EPC Rating: D**

\*\*Ideal for first time buyers\*\* TWO Bedroom Terrace House located in Coronation... approx 1.3 miles from Bishop Auckland town centre which can be accessed by local bus routes or car also within walking distance to local primary schools. This property comprises of entrance hallway, lounge, dining room and kitchen, first floor wet room and two bedrooms. Externally is a small front garden, enclosed rear yard and across the rear lane a detached single garage with off-street parking.

**Bathrooms 1**

**Beds 2**



- TWO BEDROOM TERRACED HOUSE
- LOUNGE/DINING ROOM
- FIRST FLOOR WET ROOM

- GAS CENTRAL HEATING
- ENCLOSED REAR YARD
- SINGLE DETACHED GARAGE AND OFF STREET PARKING

**SCAN FOR DETAILS**

## **Entrance Hallway**

UPVC Double glazed door, stairs to first floor

## **Lounge 12' 0" x 12' 0" (3.65m x 3.65m)**

UPVC Double glazed bow window, gas fire with surround, archway into dining room



## **Dining Room 12' 0" into alcove x 14' 0" (3.65m x 4.26m)**

UPVC Double glazed window to rear

## **Kitchen 22' 0" x 7' 0" (6.70m x 2.13m)**

Two UPVC Double glazed windows to side, UPVC Double glazed stable door to rear yard, understairs storage cupboard/pantry, 1 1/2 ceramic sink unit with mixer tap, electric hob and oven and extractor hood, matching base units, spot lights, space for washing machine, space for fridge/freezer.



## **First Floor Landing**

Cupboard with loft hatch.

## **First Floor Wet Room**

UPVC Double glazed window to rear, low level W/C, pedestal hand basin, shower, wall mounted gas boiler

## **Bedroom 1 13' 0" plus fitted wardrobe x 10' 0" (3.96m x 3.05m)**

UPVC Double glazed window to front, built in mirrored sliding wardrobes

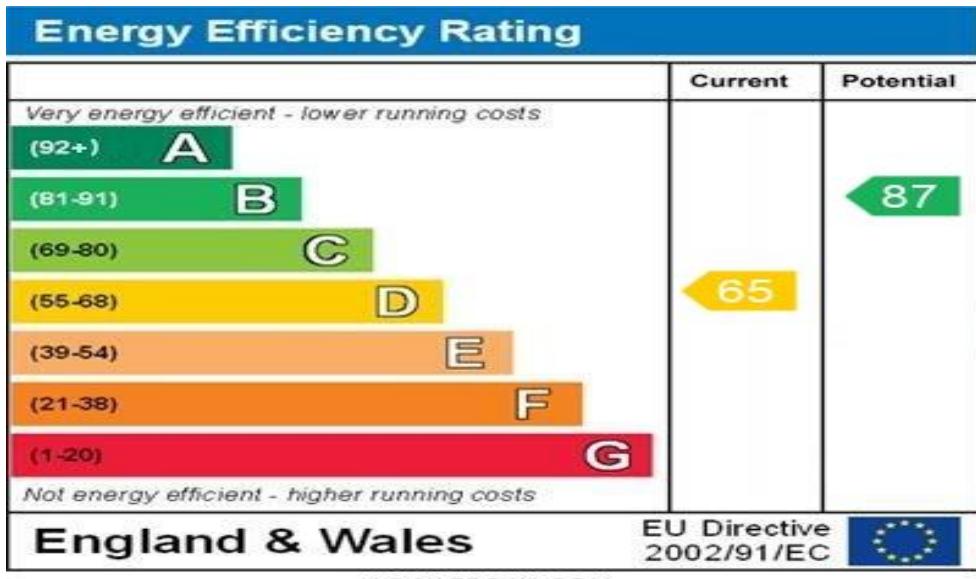


## **Bedroom 2 8' 0" into alcove x 14' 0" (2.44m x 4.26m)**

UPVC Double glazed window to rear

## **Externally**

Small garden to front, enclosed rear yard and across the lane detached single garage.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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