

# KAN MOVE Estate Agents

## 2 bed Upper Floor Flat Apartment / Commercial Premises for sale -

Southgate Street - Bishop Auckland.. £135,000



## Council Tax Band: A

### **EPC Rating: E**

**FOR SALE** First floor Two bedroom apartment with own side entrance including ground floor COMMERCIAL premises. Ground floor COMMERCIAL premises currently used as a Cafe in the popular central location of Bishop Auckland with busy surrounding working commercial units and King James Academy School. (Please note the current Cafe business is to be sold separately) The premises is one unit, access to the commercial shop is to the front of the building, access to the apartment is to the side of the building which has with a different address. 5 Southgate Street BishoAuckland DL14 7LN The apartment has a sitting tenant, please ask for income details/tenancy Side access to entrance hallway with stairs to a well presented first floor two bedroom Apartment, Kitchen, lounge, bathroom, en-suite to bedroom one, Double glazed and benefits from gas fired central heating system.



## 2 Bathrooms

2 Beds

- FIRST FLOOR TWO BEDROOM APARTMENT
- GROUND FLOOR COMMERCIAL PREMISES
- LOUNGE AND SEPARATE KITCHEN
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- OWN ENTRANCE/ACCESS TO THE SIDE
- GAS FIRED CENTRAL HEATING SYSTEM

**SCAN FOR DETAILS**

## Entrance

This apartment has its own side access , entrance door to hall with stairs to the landing with access to all rooms.

## Lounge 15' 0" x 16' 0" (4.57m x 4.87m)

UPVC Double glazed window to side.

## Kitchen 10' 0" x 9' 0" (3.05m x 2.74m)

UPVC Double glazed window to side, matching wall and base units, electric hob, oven and extractor hood, wall mounted gas boiler, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer



## Separate W/C

Two UPVC Double glazed windows to rear, low level W/C, pedestal wash hand basin.

## Bedroom One 18' 0" x 8' 0" (5.48m x 2.44m)

Two UPVC Double glazed window to front, en-suite.

## Shower Room/En-Suite

Shower cubicle with electric shower, pedestal wash hand basin, low level W/C.



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 74 C      |
| 21-38 | F             |         | 54 E      |
| 1-20  | G             |         |           |

