



2 bed terraced house to buy in

Edward Street, Eldon Lane, Bishop Auckland, Durham, DL14 8TN

£35,000 Starting Bid

x2 x1 x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Newly Refurbished
- ✓ Off Street Parking
- ✓ No Onward Chain
- ✓ Ideal for First Time Buyer
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

To Be Sold Via Online Auction. FEES APPLY

Pattinson Estate Agents are delighted to welcome to the market via auction this newly refurbished and tastefully updated two-bedroom property, which offers spacious accommodation ideal for first-time buyers, down sizers, or investors alike.

The home features a bright and airy living room, a modern fitted kitchen with integrated appliances, and a beautifully appointed bathroom with a double-width shower. Both bedrooms are generous doubles, each with double-glazed windows and central heating. The property benefits from contemporary finishes throughout, including laminate and carpeted flooring, recessed lighting, and a modern gas central heating system powered by a combi boiler.

Situated in a convenient location close to local amenities and transport links, this home is ready to move into and enjoy.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: Off Street, On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

Entrance Vestibule

1.13m x 0.85m (3'8" x 2'9")

A part-glazed composite front door opens into a welcoming entrance vestibule, complemented by stylish laminate flooring.

Living Room

4.36m x 3.60m (14'3" x 11'9")

Spacious living room featuring a large double-glazed window to the front, allowing for plenty of natural light. Finished with laminate flooring and a gas central heating radiator for year-round comfort. Doorway leads through to the kitchen.



Kitchen Diner

3.63m x 3.49m (11'10" x 11'5")

The kitchen enjoys a double-glazed window overlooking the rear aspect and offers a range of fitted wall and base units with roll-top work surfaces and tiled splashbacks. Features include an integrated electric oven, hob, and extractor hood, along with plumbing for a washing machine, space for a fridge freezer and a stainless steel inset sink. Recessed lighting, a central heating radiator, and laminate flooring complete the space. There is ample space for a dining table and chairs. A door leads to the rear hallway.



Bedroom 1

4.37m x 3.63m (14'4" x 11'10")

A generously sized double bedroom featuring a double-glazed window to the front aspect, central heating radiator, and soft carpeted flooring for added comfort.



Bedroom 2

3.59m x 2.46m (11'9" x 8'0")

Another well-proportioned double bedroom with a double-glazed window to the rear aspect, central heating radiator, and cozy carpeted flooring.



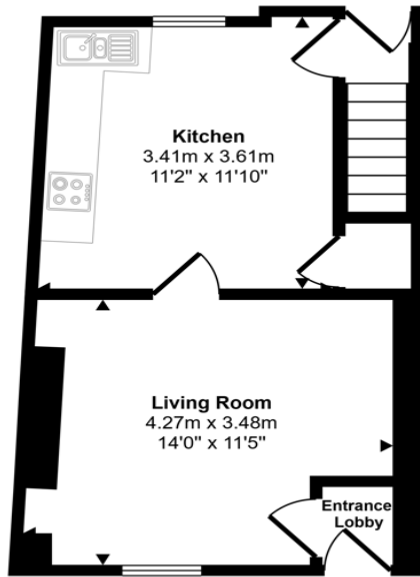
Shower room

2.31m x 1.82m (7'6" x 5'11")

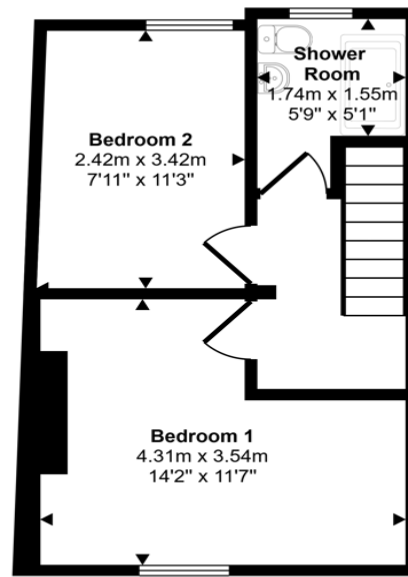
A beautifully appointed bathroom featuring a spacious double-width shower, modern vanity wash basin, and low-level WC. Stylish feature tiled walls add a contemporary touch, complemented by a chrome heated towel radiator. The room is finished with recessed lighting, an extractor fan, and a double-glazed window to the rear aspect for natural light and ventilation.



Approx Gross Internal Area
62 sq m / 667 sq ft



Ground Floor
Approx 31 sq m / 335 sq ft



First Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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<https://www.alignsurveyors.co.uk/>

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