



## **1 Beech Terrace, Eldon Lane Bishop Auckland** **Offers In Excess Of £48,000**

Offered For Sale with NO ONWARD CHAIN a superb opportunity to acquire a competitively priced two bed roomed end of terrace period property which is located in Bridge Place on the outskirts of Bishop Auckland. Appealing to a number of purchasers including investors or first time buyers. In brief the property is comprised of an entrance porch way, lounge, kitchen, two bedrooms and a family bathroom. Externally there is an enclosed yard to the rear. The property is conveniently situated a short drive from the Historic Market Town of Bishop Auckland. Tindale retail park with numerous popular High Street names is also close at hand. With the potential of achieving a rental income of £395.00 per month this property offers excellent yields for a potential investor. Early viewing is recommended. We would like to disclose to any interested party that a Director of Denham Properties has an interest in this property.



# 1 Beech Terrace, Eldon Lane Bishop Auckland

## General Remarks

Offered For Sale with NO ONWARD CHAIN

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A superb opportunity has arisen to acquire a competitively priced two bedroomed mid terraced period property situated on Bridge Place on the outskirts of Bishop Auckland.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band A

## Location

Beech Terrace occupies a pleasing position in Bridge Place on the outskirts of Bishop Auckland. The property is conveniently located close to the Historic Market Town of Bishop Auckland where you will find a range of amenities. Tindale retail park which is home to a number of popular high street names including Next, Marks and Spencer's, Starbuck's and Costa Coffee is also close at hand. Conveniently positioned close to the A1(M) and the A68, the property is ideally placed for access to the major commercial centres of the North East.

## Entrance Porch Way

The property is entered through a wooden door leading into an entrance porch way.

## Living Room

12'4" x 11'0"

The living room is warmed by a central heating radiator, is decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front of the property.

## Kitchen

12'6" x 9'2"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring, an integrated electric oven with a gas hob and overhead

extractor hood. There is a UPVC double glazed window overlooking the rear of the property.

## Bathroom

6'6" x 7'10"

The downstairs bathroom is warmed by a central heating radiator, has a vinyl floor and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'9" x 11'4"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

## Bedroom Two

12'8" x 6'0"

A further bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property.

## Externally

Externally there is an enclosed rear yard.

