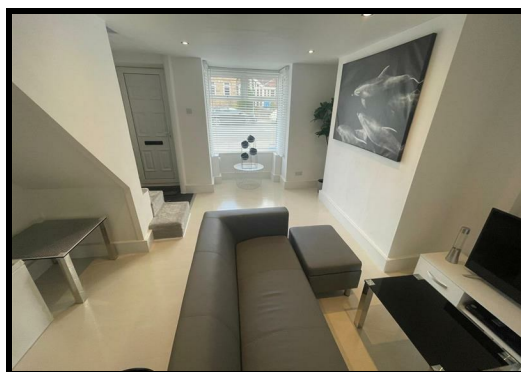




## 11 Station Road, Bishop Auckland Offers In Excess Of £92,000

Offered For Sale with NO ONWARD CHAIN. A home to be proud of. This is a fine example of a modern two bed roomed cottage style terraced house which has been maintained to an extremely high standard. If you are a first time buyer or an investor, then its time to get excited as we believe you will love this home. It is certainly a property that you would be proud to call home. Offering tasteful, modern décor, with a warm and inviting feel throughout in brief the property is comprised of a living room, kitchen / dining room, two double bedrooms and a modern family bathroom. Externally to the rear of the property there is a spacious rear yard providing off road car parking and a raised patio area which is ideal for outdoor entertaining. The freehold property occupies a most pleasing position next to the historic village green and is conveniently situated within walking distance of a number of amenities including shops, schools, restaurants, cafes, post office and gym /spa. The property is also a short distance to the Abraham Shopping park and Tindale retail park which is home to a number of high street retailers. We recommend viewings at the earliest opportunity to avoid disappointment.





# 11 Station Road, Bishop Auckland

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
Offering ready to move into accommodation  
Beautifully Presented throughout  
Central Village Location  
Gated Rear Yard  
Ideal for first time buyers or investors.

## Location

The property occupies a most pleasing position on Station Road within the ever popular village of West Auckland. The village offers a good range of amenities such as shops, schools, restaurants, cafes, a post office, a gym and a spa. 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.

## Living Room

13'10" x 11'6"

The property is entered through a UPVC double glazed door leading into the beautifully presented living room. The living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring and a UPVC double glazed bay window.

## Kitchen / Dining Room

6'5" x 13'1"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from a UPVC double glazed window, a tiled floor and an electric oven and hob with over head extractor hood. There is ample room for a dining table.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

13'5" x 8'8"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a cupboard providing useful storage.

## Bedroom Two

13'5" x 7'0"

A further double bedroom with a UPVC double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

6'4" x 5'8"

The stylish bathroom is warmed by a towel radiator has a UPVC double glazed window, a tiled floor and is fitted with a contemporary suite comprising of a panelled bath, a wash hand basin and a low level WC.

## Externally

Externally to the rear of the property there is a spacious rear yard providing off road car parking and a raised patio area which is ideal for outdoor entertaining.

## Items included in the price

The following items are included within the price. Shoe / storage and umbrella holder near the entrance door. Grey sofa and stool, coffee tables, TV unit and book shelving in the living room. The kitchen table and chairs, washing machine, fridge freezer and integrated electric oven and hob. The bathroom towel hooks, mirror, bin and vanity unit. In bedroom one office desk and chair, two fabric wardrobes, hanger rail, small storage cupboard and mirror. In bedroom two bed with mattress, table and chair, mirror and shelving. Garden table and chairs and two garden storage boxes in the rear yard. There is no warranty on any of the items.

