



**Craddock Street**

Bishop Auckland DL14 6HA

**£95,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Craddock Street

## Bishop Auckland DL14 6HA



- CHAIN FREE
- EPC Grade D
- Two Reception Rooms

- Brand New Throughout
- Spacious and Welcoming
- First Floor Family Bathroom

- Three Bedrooms
- Gas Central Heating and UPVC Double Glazed
- Enclosed Outdoor Area

Welcome to this charming end-terrace house located on Craddock Street in the heart of Bishop Auckland. This property has recently undergone a comprehensive refurbishment, ensuring a fresh and modern living space for its new owners. With a full rewire, new windows, and stylish flooring throughout, this home is ready for you to move in without any hassle.

Boasting three well-proportioned bedrooms and two inviting reception rooms, this house offers ample space for families or those looking for a comfortable living environment. The layout is practical and versatile, making it an ideal family home or a promising investment opportunity.

The property is conveniently situated close to the town centre, providing easy access to a variety of amenities, including shops, schools, and recreational facilities. This prime location ensures that everything you need is just a short walk away.

Additionally, the enclosed rear yard offers a private outdoor space, perfect for enjoying the fresh air or entertaining guests. With the added benefit of being chain-free, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

In summary, this beautifully refurbished end-terrace house on Craddock Street is a delightful find, combining modern comforts with a convenient location. Whether you are a first-time buyer, a growing family, or an astute investor, this property is well worth your consideration.

### Ground Floor

#### Entrnace Hall

Accessed via composite door leading into a welcoming hallway, stairs rise to the first floor, central heating radiator and a door leading into the lounge.

#### Lounge

12'6" x 13'1" (3.819 x 3.996)

Located to the front elevation of the property having UPVC window, central heating radiator and full width opening into the dining room.

#### Dining Room

12'1" x 14'1" (3.696 x 4.303)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a useful under stair storage cupboard. An opening leads into the kitchen.

#### Kitchen

8'6" x 12'3" (2.592 x 3.746)

Refitted kitchen with a range of grey base units and contrasting laminate work surfaces, black sink unit and drainer with ample space for free standing appliances as required. Two UPVC windows, UPVC door leads to the rear, ceiling spotlights and central heating radiator.

### First Floor

#### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation. A spacious landing area with space to create a quiet area of even home office.

#### Bedroom One

12'7" x 11'2" (3.839 x 3.420)

Located to the front elevation of the property having UPVC window and central heating radiator.

#### Bedroom Two

12'2" x 11'11" (3.720 x 3.637)

Located to the rear elevation of the property having UPVC window and central heating radiator.

#### Bedroom Three

5'9" x 9'5" (1.754 x 2.889)

Located to the front elevation of the property having UPVC window and central heating radiator.

#### Bathroom

Refitted three piece bathroom suite, modern and contemporary design having bath with shower over and glass screen, WC, wash hand basin with built in vanity

below, ceiling spot lights, central heating radiator and obscured UPVC window. There is also access to a useful linen storage cupboard which houses the gas central heating boiler.

### Exterior

To the rear of the property is access to an enclosed private yard area. An ideal space to enjoy with friends and family.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2700-1888-0622-8505-3963>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,696.77 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

### Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Property Information

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