



## Ramsey Crescent

Bishop Auckland DL14 6TL

£100,000



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# Ramsey Crescent

## Bishop Auckland DL14 6TL



- Two Bedroom Semi Detached House
- EPC Grade C
- Kitchen/Diner

- CHAIN FREE
- Front & Rear Gardens
- Close To Amenities

- Corner Plot
- Gas Central Heating

Situated on Ramsey Crescent in Bishop Auckland, this inviting two-bedroom Semi Detached home is offered for sale with the significant advantage of no onward chain—making it an excellent choice for both first-time buyers and investors. Recently renovated by the current owners, the property seamlessly combines modern touches with comfortable living, benefitting from a generous plot with spacious gardens to both the front and rear.

The front garden is mainly laid to lawn, framed by a gravelled perimeter and attractive planters, providing a welcoming approach. At the back, a further enclosed gravelled garden offers plenty of room for outdoor seating—a perfect spot for summer gatherings or relaxing evenings. Additional features include a handy storage shed and secure, gated access to public parking.

Step inside via a practical entrance porch, leading into a bright, airy living room, perfect for unwinding or entertaining guests. To the rear, the contemporary kitchen and dining area provide an ideal space for family meals or social occasions. Upstairs, the first floor hosts a spacious master bedroom, a second well-proportioned double bedroom, and a modern family bathroom.

Location is a true asset here. The property is within easy walking distance of the vibrant Tindale Retail Park, home to a wide selection of supermarkets, popular high street stores, leisure facilities, and restaurants. Just two miles away lies Bishop Auckland's town centre, with its charming mix of cafés, shops, healthcare services, and both primary and secondary schools. The area is exceptionally well connected, with an extensive public transport system giving residents easy access to neighbouring towns and villages, as well as cities including Darlington, Durham, Newcastle, and York.

With its fantastic location, modern upgrades, and generous gardens, this property presents a wonderful opportunity not to be missed. Arrange a viewing today to experience all this home has

### GROUND FLOOR

#### Entrance Hallway

Having stairs to first floor.

#### Lounge

12'10" x 11'9" (3.920 x 3.600)

Having upvc double glazed window to front.

#### Kitchen/Diner

16'4" x 9'7" (5.000 x 2.940)

Fitted with a range of white wall and base units having contrasting work surfaces over, integrated electric oven and hob with extraction chimney over, stainless steel sink unit with mixer tap, plumbing for washing machine, central heating radiator and upvc double glazed window and door to rear.

### FIRST FLOOR

#### Landing

#### Bedroom One

14'5" x 11'1" (4.400 x 3.400)

Having central heating radiator and upvc double glazed window to front.

#### Bedroom Two

11'5" x 9'10" (3.500 x 3.000)

Having central heating radiator and upvc double glazed window to rear.

#### Bathroom

Fitted with a panelled bath, wc, wash hand basin.

#### Externally

The front garden is mainly laid to lawn, framed by a gravelled perimeter providing a welcoming approach. At the back, a further enclosed gravelled garden offers plenty of room for outdoor seating— Additional features include a handy storage shed and secure, gated access to public parking.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-8164-0422-7697-3763>

EPC Grade C

### 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: £1,766.03 (Maximum 2025)

Energy Performance Certificate Grade C

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.

#### Disclaimer

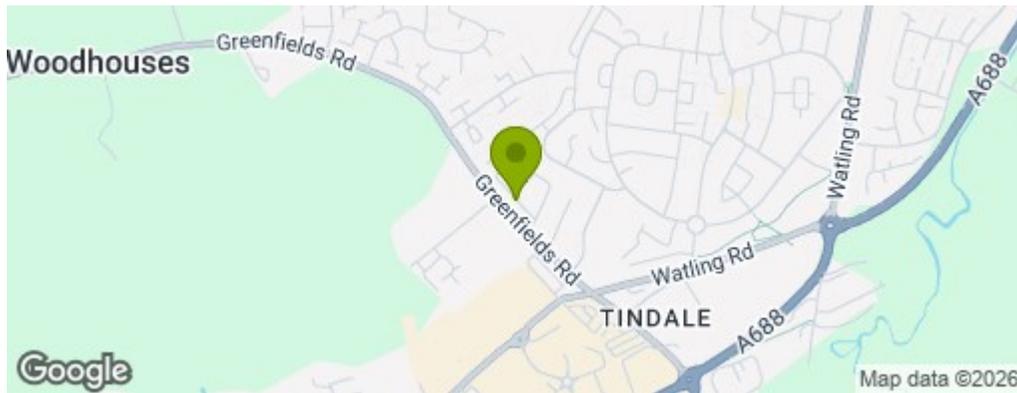
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GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of detail, position, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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