



## Duke Street

Bishop Auckland DL14 6HN

£550 Per Month





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Duke Street

## Bishop Auckland DL14 6HN



- Open Plan Dining Room & Lounge
- EPC Grade D
- UPVC Double Glazed Throughout

- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating

- Ground Floor Bathroom
- Enclosed Courtyard & Rear Yard
- Close To Local Amenities

Located on Duke Street in the town of Bishop Auckland, this delightful three-bedroom mid-terrace family home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious inner hallway. The property boasts two well-proportioned reception rooms, providing ample space for family gatherings or quiet evenings in. The kitchen is functional and well-equipped, while the ground floor bathroom adds to the practicality of the home.

As you ascend to the first floor, you will find three generously sized double bedrooms, each featuring fitted wardrobes that enhance storage options. This thoughtful layout ensures that every member of the family has their own personal space.

Externally, the property features a charming 'garden' and a forecourt at the front, perfect for enjoying the outdoors or for a touch of greenery. The location is particularly advantageous, with a variety of amenities, educational institutions, and recreational facilities all within easy reach. For those commuting, the property offers excellent transport links to Durham, Darlington, and the A1(M), making it an ideal choice for professionals and families alike.

This lovely home in Bishop Auckland is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this terraced house presents a wonderful opportunity.

### Ground Floor

#### Entrance Porch

A UPVC door allows access into the porch a wooden door leads into the inner hallway.

#### Inner Hallway

Stairs rise to the first floor, central heating radiator and dado rail.

#### Lounge

12'08" x 12'05" plus bay (3.86m x 3.78m plus bay )

A UPVC bay window and a lovely feature to the room is an electric living flame wall mounted fire with white surround, central heating radiator and dado rail.

#### Dining Room

12'07" x 13'03" (3.84m x 4.04m)

Located to the rear of the property having UPVC double opening doors leading to the 'garden' two alcoves, dado rail, central heating radiator and double opening into the lounge.

#### Kitchen

7'00" x 10'11" (2.13m x 3.33m)

Fitted with a range of base and wall mounted storage units with laminate work surfaces over, tiled splash backs and stainless steel sink unit having UPVC window above. Integrated electric oven, gas hob with extraction fan and ample space for free standing appliances including fridge, freezer, microwave and washing machine. There is access to an under stair storage cupboard, central heating radiator and door to the rear porch.

### Rear Porch

UPVC door allows access to the rear of the property and access to a storage cupboard housing the gas boiler plus ample space for cloaks hanging if required.

### Ground Floor Bathroom

Fitted with three piece white suite comprising bath with shower over, WC and wash hand basin, partially tiled walls and obscured UPVC window. Central heating radiator and extractor fan.

### First Floor

#### Landing

Stairs rise from the inner hallway, white balustrade, wood effect laminate flooring and loft access. A UPVC window and doors to the first floor living accommodation.

#### Bedroom One

12'06" x 12'09" (3.81m x 3.89m)

Located to the front elevation of the property having UPVC window and central heating radiator, there is ample storage space with a 7 door fitted wardrobe and built in dressing table to one side of the room with additional two door single wardrobes and cupboards above the bed with built in bedside tables and shelving.

#### Bedroom Two

7'07" x 13'03" (2.31m x 4.04m)

Located to the rear of the property having UpVC window, central heating radiator two, two door fitted wardrobes

#### Bedroom Three

8'07" x 7'01" (2.62m x 2.16m)

Wood effect laminate flooring, UPVC window and central heating radiator.

### Exterior

To the front of the property a wrought iron gates provides access to an enclosed forecourt bounded by flower and shrub borders.

To the rear of the property the current vendors have laid artificial grass to create a 'garden' with access to an outbuilding and to the lane at the rear.

### Energy Performance Certificate

EPC Grade D

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4530-9221-4000-0278-0222>

### Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled

for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Limited

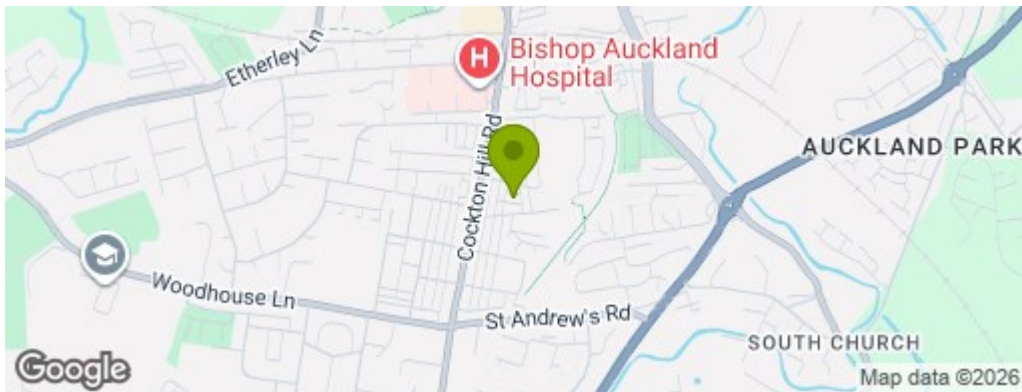
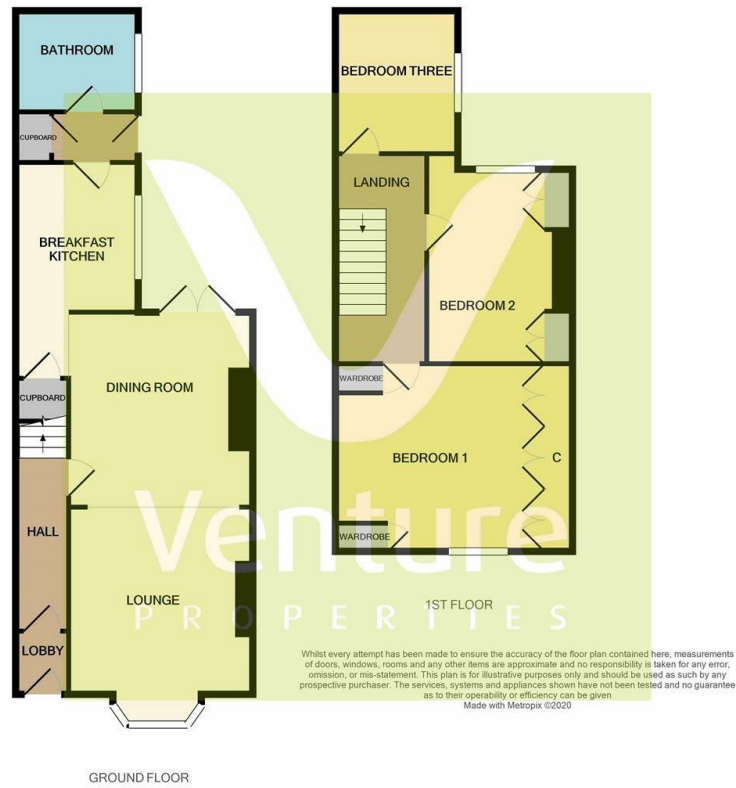
Council Tax: Durham County Council, Band: A Annual price: £1701

Energy Performance Certificate Grade D

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crock) Limited cannot accept liability for any information provided.



## Property Information

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