



## Gibbon Street

Bishop Auckland DL14 7DL

£550 Per Month



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# Gibbon Street

## Bishop Auckland DL14 7DL



- Superb Two Bedroom First Floor Apartment
- EPC Grade C
- Good Bus links

- Close To Town Centre
- Open Plan Living
- Nearby Schools

- Mezzanine Master Bedroom
- Modern layout
- Viewing Advised

Located in the heart of Bishop Auckland on Gibbon Street, this splendid first-floor flat offers a perfect blend of modern living and convenience. Spanning an impressive 656 square feet, this property is one of four in a well-maintained building, making it an ideal choice for a variety of potential tenants.

Upon entering, you are greeted by a spacious lounge that seamlessly flows into a high-quality fitted kitchen, complete with an integrated oven and hob, perfect for those who enjoy cooking and entertaining. The layout is thoughtfully designed, with the master bedroom located on a charming mezzanine floor that overlooks the lounge, creating a unique and airy atmosphere. The second bedroom is well-proportioned, providing ample space for guests or a home office.

The bathroom is finished to a high standard, featuring a white suite that adds a touch of elegance. Additionally, residents can enjoy the benefit of a communal enclosed yard.

This apartment's central location means you are just a stone's throw away from local shops and the bus station, making it incredibly convenient for daily commuting and errands.

To truly appreciate the quality and charm of this property, an internal viewing is essential. We invite you to call us at 01388 741188 to arrange your visit and discover the wonderful lifestyle that awaits you in this delightful flat.

### Ground Floor

#### Communal Entrance

#### Hallway

Entered via a upvc double glazed external door which leads through into the communal hallway. The spindled staircase leads off to the first floor landing where this property is located. There is a rear lobby with a upvc door that gives access to the shared yard and additional staircase that leads to the lower ground floor for a fire escape route. The electric meters for each apartment are located in the hallway and a housed in a lockable cupboard. A upvc double glazed window located to the rear elevation provides natural light.

#### Apartment 5A

### Entrance

The entrance door leads straight into the open plan lounge.

### Open Plan Lounge/Kitchen

This spacious room is provided with an abundance of natural light by three upvc double glazed windows which are located to the front elevation. This cleverly designed room has a vaulted ceiling which gives you the sense of more space and the spindled staircase to the mezzanine bedroom leads off from here. To the lounge area there is a double central heating radiator, television and telephone points. The kitchen is fitted with quality oak shaker style wall and base units with contrasting laminated surfaces over incorporating a one and a half size sink and drainer with mixer tap. Integral appliances include a brushed stainless steel electric oven, gas hob and extractor hood. Having plumbing and space for a washing machine. The wall mounted gas central heating boiler is located in this area.

### Bathroom/Wc

Fitted with a white suite which comprises of a wc, pedestal wash hand basin and a panelled bath with a hand held/mixer tap. Having an extractor fan, chrome heated towel rail and a shaver point. Natural light is provided by a upvc double glazed window with obscure glass.

### Bedroom Two

Natural light is provided by a upvc double glazed window. Having a central heating radiator, television and telephone points.

### Mezzanine Bedroom

This fabulous mezzanine bedroom has a spindled balustrade and balcony which overlooks the lounge. Natural light is provided by two velux windows which also streams down to the living area. Having a central heating radiator, television and telephone points.

### External

To the rear of the property there is a communal yard with bin storage.

### ENERGY PERFORMANCE CERTIFICATE

To access the Energy Performance Certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0758-9027-7242-3286-1990>

### Holding Deposit/Tenant info

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.

### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed:

1000 Mbps / Highest available upload speed 24 Mbps)

Mobile Signal/coverage: Good

Council Tax: Durham County Council, Band: A

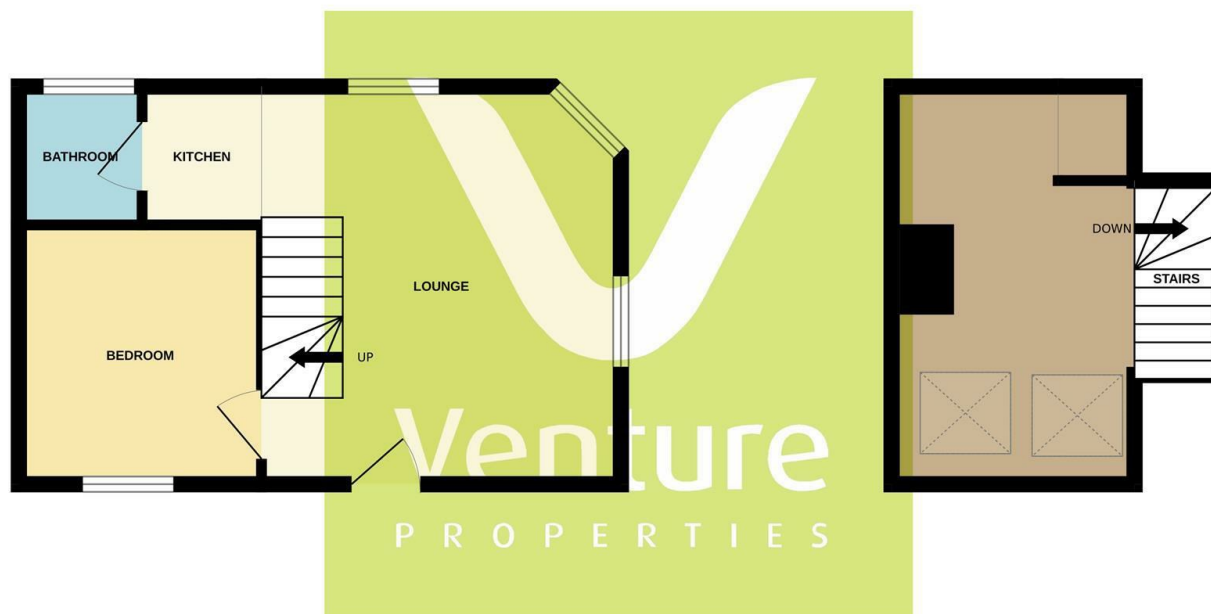
Energy Performance Certificate Grade C

### DISCLAIMER

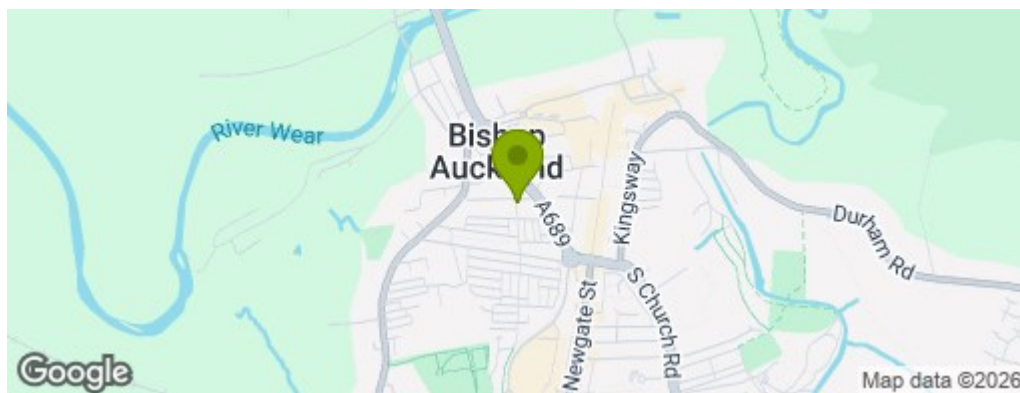
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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