



## Victoria Avenue, Bishop Auckland, DL14 7JH

FOUR BEDROOMS | TERRACED | GAS CENTRAL HEATING | NO ONWARD CHAIN | GRADE 2 LISTED | ON STREET PARKING | PERIOD PROPERTY | EPC GRADE E

Offers in Excess of: **£180,000**





# Victoria Avenue, Bishop Auckland, DL14 7JH

## DESCRIPTION

Beautifully presented four bedroomed, Grade 2 listed family home. This period property has plenty of character inside and out. Situated just a short distance from the town centre provides access to a range of local amenities such as; Auckland Tower, Auckland Castle as well as local independent stores, tea rooms, cafes, retail stores, bars, museums and galleries. It is also within a short distance of excellent woodland walks along the banks of the River Gaunless, in Auckland Park and along the River Wear. Bishop Auckland also has further amenities such as supermarkets, schools, restaurants and leisure facilities. There is an extensive public transport system via both rail and bus, whilst the A689 is nearby leading to the A1(M) ideal for commuters. In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms, bathroom and separate WC. Stairs on the landing lead up to the fourth bedroom and large storage cupboard. Externally there is a rear enclosed yard, as well as a garden that can be rented for £25 per month. To the front of the property on street permit parking is available.



### **Entrance Hall**

Entrance hall leading into the main reception rooms and stairs ascending to the first floor landing.

### **Lounge**

Spacious living room located to the front of the property, with modern decor, electric stove, feature surround and bay window to the front elevation.

### **Dining Room**

The second reception room is another good size with space for a dining table and chairs along with further free standing furniture. Electric stove effect fire, feature surround and window to the rear elevation.

### **Kitchen**

The kitchen contains a range of cream wall, base and drawer units, contrasting work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated electric oven, hob and overhead extractor hood along with space for a free standing fridge/freezer and washing machine.

### **Bedroom**

The master bedroom is a spacious double bedroom, space for further furniture and bay window to the front elevation.

### **Bedroom**

The second bedroom is another double bedroom with window to the rear elevation.

### **Bedroom**

The third bedroom is a single bedroom with window to the front elevation.

### **Bathroom**

The bathroom contains a free standing roll top bath, shower cubicle and wash hand basin.

### **Bathroom**

Fitted with a low level WC.

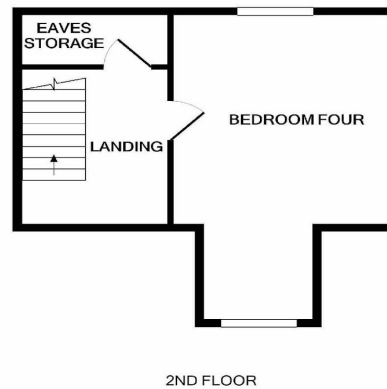
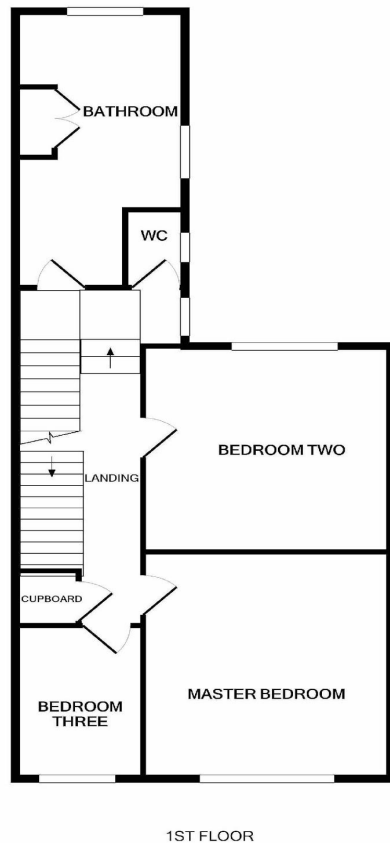
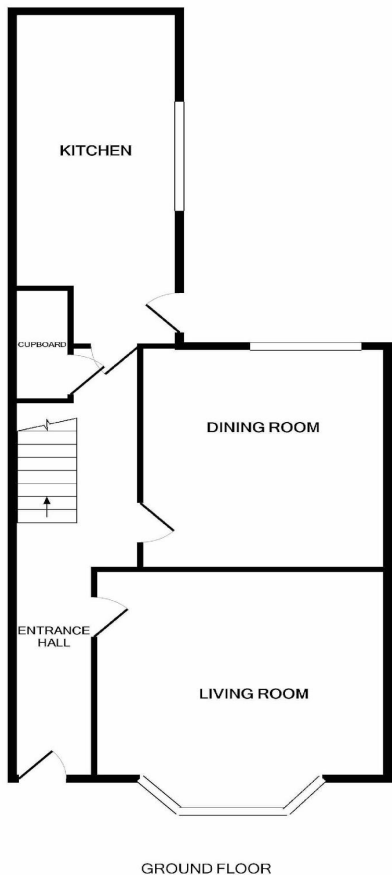
### **Outdoor Space**

Externally there is a rear enclosed yard with gated access into the back lane. To the front of the property on street parking is available. There is a separate garden that the current vendors rent for an additional cost of £25 per month.





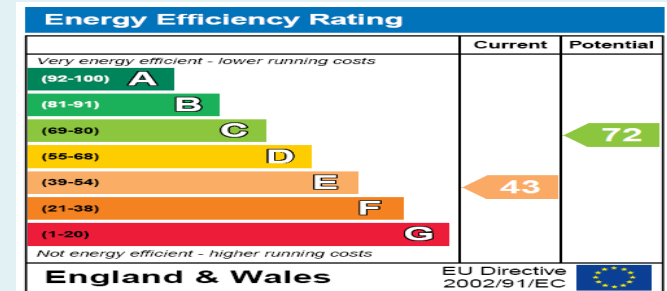




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### OPENING HOURS

9am - 5.30pm Monday to Friday and Saturday

9am -4pm, Closed on Sunday.



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