Langdales
Professional Estate & Letting Agents

Richard Terrace, Coronation, Bishop Auckland DL14 8SL

Guide Price: **£54,950** EPC Rating: **D**

We are delighted to market for sale this deceptively spacious TWO BEDROOM terrace property enjoying TWO RECEPTION ROOMS and GARDEN perfectly suited to the PRIVATE LANDLORD or PROPERTY INVESTOR alike due to being available to purchase with long term TENANT IN SITU of 8 years paying annual rent of £4,719 per annum. The property is conveniently located on the outskirts of Bishop Auckland where a wide variety of schooling, retail and recreation facilities can be catered for and is perfectly suited to the professional landlord looking to add a reliable rental property to their existing portfolio. Internal viewing will reveal accommodation set over two floors comprising of: Lounge, Dining Room, Inner Hall, Kitchen, Rear Hall and Family Bathroom to the Ground Floor. To the First Floor are Two Double Bedrooms. Externally there is an enclosed Garden to the Front and enclosed Yard to the Rear.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

LOUNGE With double glazed window to the front elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

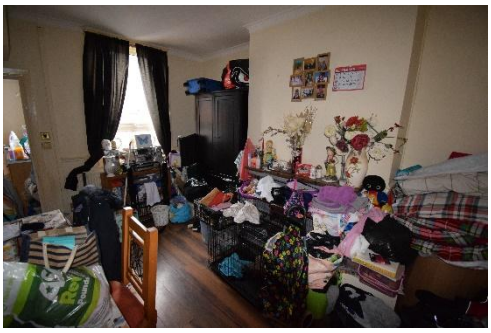
DINING ROOM With double glazed window to the rear elevation, double panel heating radiator and under stairs storage cupboard. Decorated with colour washed walls and laminate floor covering.

INNER HALL With stairs to first floor accommodation and single panel heating radiator. Decorated with colour washed walls and carpet floor covering.

KITCHEN With double glazed window to the side elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit, plumbing for automatic washing machine and Main central heating boiler. Decorated with part tiled and colour washed walls and tiled floor covering.

REAR HALL With frosted double glazed entry door to the side elevation. Decorated with colour washed walls and tiled floor covering.

WET ROOM With frosted double glazed window to the side elevation, fitted with a suite comprising of: low level wc, wash basin and walk in electric shower and double panel heating radiator. Decorated with fully tiled walls and cushioned floor covering.

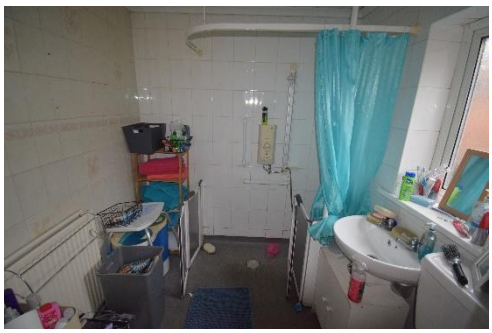


FIRST FLOOR

LANDING With double glazed window to the rear elevation and built in storage cupboard. Decorated with colour washed walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.



EXTERNAL

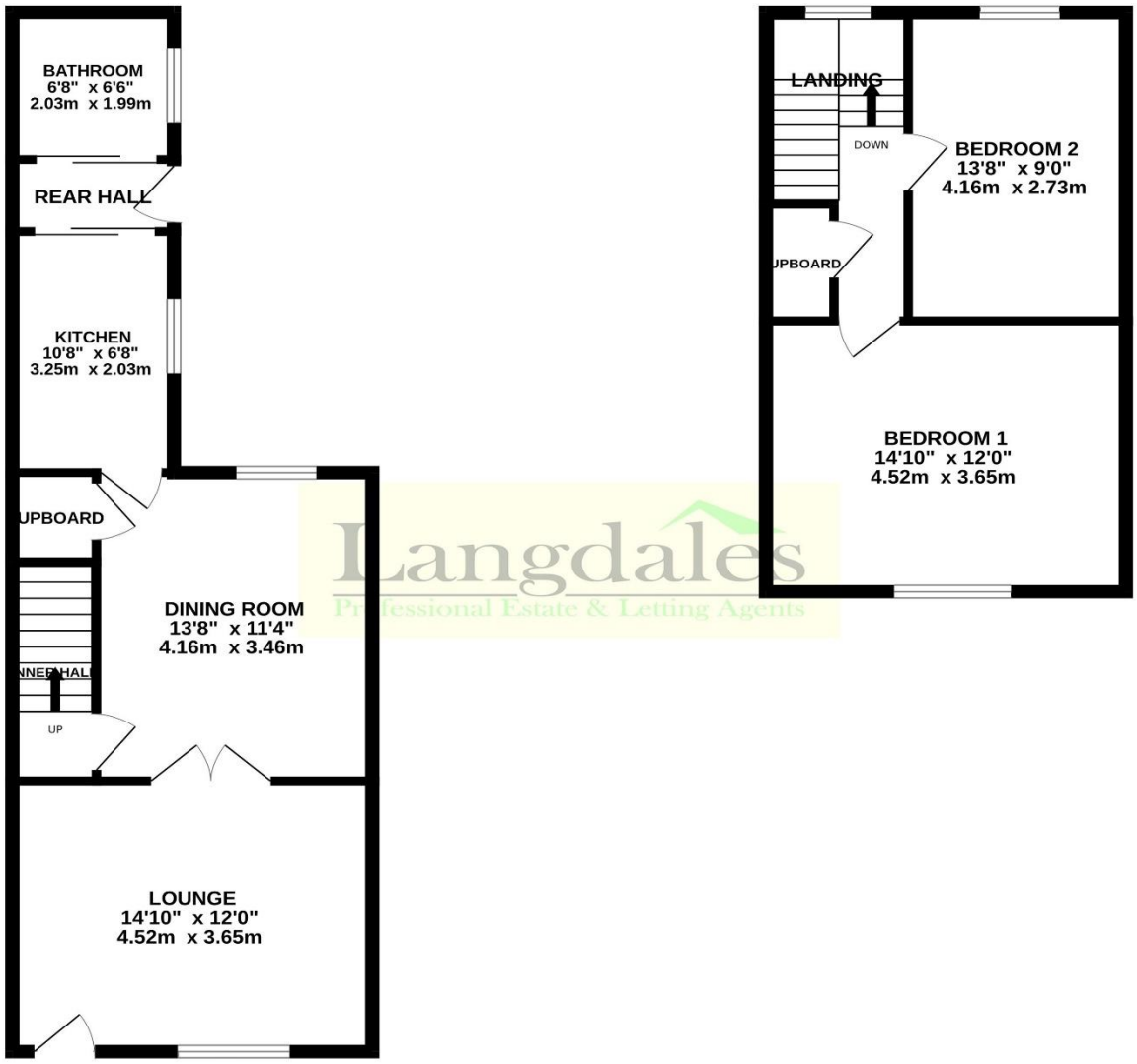
To the front of the property is a generously proportioned enclosed garden and to the rear is an enclosed yard.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

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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