


Edward Street, Bishop Auckland,  
Durham

**Offers in the region of:  
£65,000 Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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We are delighted to offer to the market this two bedroom mid terrace property with no onward chain. Located in the popular Town of Bishop Auckland close to local shops, bus routes and schools. This property would make the perfect investment opportunity or first time home. Benefitting from two bedrooms, rear yard and lounge. Awaiting EPC Rating.

electric shower over and shower screen, part tiled, wood effect flooring, hand wash basin, low level WC, radiator.

**External**

**Rear Yard**

Enclosed yard to rear.

**Ground Floor**

**Entrance Hall**

Door to front, wood effect flooring, stairs to first floor, radiator.

**Lounge**

11'10" x 15'1" (3.6m x 4.6m)

Double glazed window, wood effect flooring, radiator.

**Kitchen**

6'11" x 7'10" (2.1m x 2.4m)

Double glazed window, door to rear, a combination of base and wall units with contrasting work tops, integrated electric oven and hob with extractor hood over, tiled splash back, stainless steel sink and drainer unit with mixer tap, space for freestanding appliances, radiator.

**First Floor**

**First Floor Landing**

**Bedroom One**

11'10" x 7'3" (3.6m x 2.2m)

Double glazed window, wood effect flooring, built in cupboard, radiator.

**Bedroom Two**

7'7" x 8'6" (2.3m x 2.6m)

Double glazed window, wood effect flooring, radiator.

**Family Bathroom/WC**

6'11" x 7'10" (2.1m x 2.4m)

Double glazed window, panelled bath with

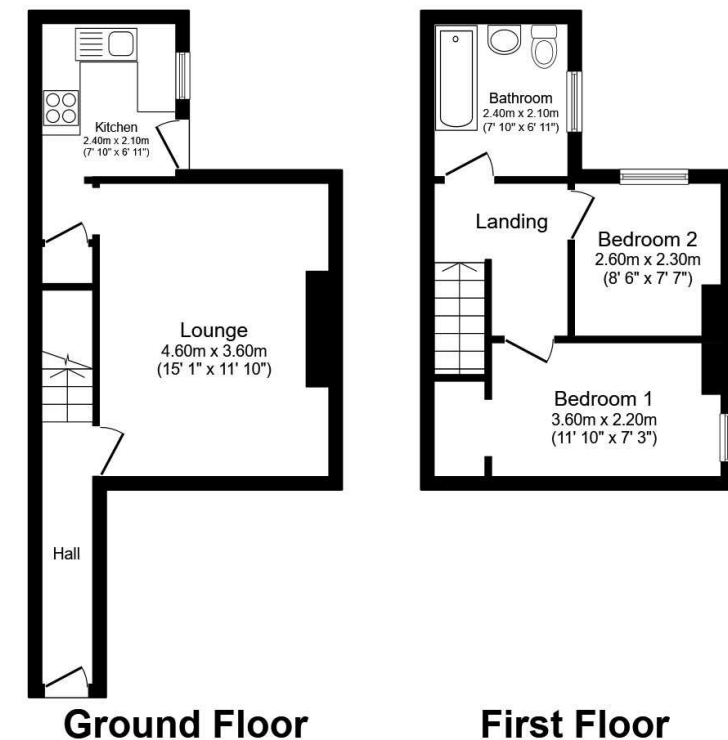
Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB  
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 54.5 sq.m. (587 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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