



2 James Street Bishop Auckland DL14 6HL

- 2 Bedroom End of Terrace
- Close To Town Centre
- No Onward Chain
- 2 Reception Rooms
- Within Walking Distance of all Local Schools
- Excellent First Time Buy or Investment

Reduced In Price OIRO £64,950

2 James Street

Rea Estates welcome to the sales market this Two Bedroom End of Terrace property, situated within a popular area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and villages.

Warmed via Gas Central Heating and benefitting from Double Glazing, the accommodation briefly comprises, Entrance Lobby, Lounge, Inner Vestibule with staircase rising to the first floor, separate Dining Room and Fitted Kitchen.

To the first floor, Two Bedrooms and a Family Bathroom.

Externally to the rear of the house there is an enclosed yard with gated access.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

uPVC entrance door opening to lobby with door to:

Lounge:

12'04 max x 11'10 (3.76 x 3.61m)

A spacious lounge with double glazed window to the front elevation, cornice to ceiling, two wall light points, contemporary wall mounted electric fire, radiator and door to inner vestibule.



Inner Vestibule

Staircase rising to the first floor and door to dining room.

Dining Room:**12'02 x 11'08 (3.71m x 3.56m)**

Providing ample space for a family size table and chairs. Double glazed window to the rear, cornice, under stair storage cupboard and door to kitchen.

**Kitchen:****14'09 x 5'09 (4.50m x 1.75m)**

Fitted with a range of base and wall units, stone work surface with inset one and a half bowl sink unit. Integrated electric hob, oven and microwave. Space and plumbing for washing machine. Wall mounted central heating boiler, radiator, tiled flooring, double glazed window and external door opening to the rear courtyard.

**First Floor Landing**

Doors to:

Bedroom One:**12'04 x 11'10 (3.76m x 3.61m)**

A well-proportioned double room situated to the front of the house, with space for a range of free standing bedroom furniture.

**Bedroom Two:****15'01 x 8'05 (4.60m x 2.57m)**

Double glazed window to the rear elevation, radiator and access to the loft space.



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Bathroom

Tiled bathroom comprising, electric shower and glass screen over panelled bath, low level w/c and wash hand basin. Obscure double glazed window.



Externally

To the rear of the property there is an enclosed yard with gated access.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.