



To buy

2 bed terraced house to buy in

Front Row, Eldon, Bishop Auckland,
Durham, DL14 8UR

£50,000

H x 2 **D x 1** **C x 1**

Tenure

Freehold

On Street parking

Property features

- ✓ Tenant Pays 400 PCM
- ✓ Two Bedrooms
- ✓ Loft space
- ✓ Front and Rear Garden
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to bring to the market this charming two-bedroom terraced house situated in the Eldon, Bishop Auckland. The property offers an ideal investment opportunity, with a current rental income of £400 per calendar month.

As you enter the home into a hallway then through the door you are greeted by a welcoming reception room, which provides an inviting space to relax and unwind. Its neutrally decorated with a large front facing window allowing for natural light to flood in and a modern fireplace with cream surround offers a cozy centerpiece.

The bright and functional kitchen offers a practical layout with plenty of natural light. Fitted with a range of cream shaker-style wall and base units, the kitchen provides ample storage and generous worktop space, finished in a stylish marble-effect laminate. Benefiting with an integrated eye level oven, a separate cooking hob with extractor hood, there is space for essential appliances including a washing machine and microwave and a stainless-steel sink positioned beneath a large window. From the kitchen a door leads to a porch which is an ideal space to store outside boots and coats. There is a door from the porch which allows for access to the rear yard.

A useful large storage cupboard is located next to the kitchen, which offers a place to hide items such as mops, vacuums and cleaning products or pet supplies, it's a great addition for this property.

The first floor boasts two generously sized double bedrooms, each one airy and filled with natural light. Bedroom one has a feature fireplace space which adds character to the room.

The well-appointed bathroom is finished to a clean, modern standard. The suite comprises a white panel bath with overhead shower, tiled in neutral tones to create a fresh and timeless look. A low-level WC and pedestal wash basin complete the space, complemented by easy-care wood-effect flooring. The room benefits from a frosted window, allowing for natural light while maintaining privacy, and a built-in storage cupboard provides useful additional space.

There is a loft, accessible by fitted stairs and has double Velux windows.

Externally, to the front of the property, there is a large garden, enclosed by a low line brick wall and mainly laid to lawn with a path leading up to the property, it enjoys views of the open countryside. To the rear, there is a low maintenance courtyard, making it the perfect spot for outdoor entertaining.

Front Row is within easy access to local amenities including those to be found in Close House, Shildon and Coundon. A wider range of amenities can also be found within Bishop Auckland Town Centre, including a golf club, supermarkets, and Tindale Retail park which is currently being extended to include more restaurants, a bowling alley and shops. Bishop Auckland is well located for access to the A1M to reach locations further afield.

Please note that viewing is strictly by appointment only. Contact Pattinson Estate Agents today to arrange a viewing or for more information.

Council Tax Band: A

Tenure: Freehold

Price: £50,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

External



Living Room

3.48m x 4.78m (11'5" x 15'8")

A spacious and inviting lounge, tastefully presented with modern décor and attractive wood-effect flooring throughout. The room is centred around an elegant feature fireplace with decorative surround, creating a warm focal point, while a large front-facing window allows plenty of natural light to fill the space. Offering ample room for a range of lounge furniture, this comfortable reception room is ideal for both relaxing and entertaining.



Kitchen

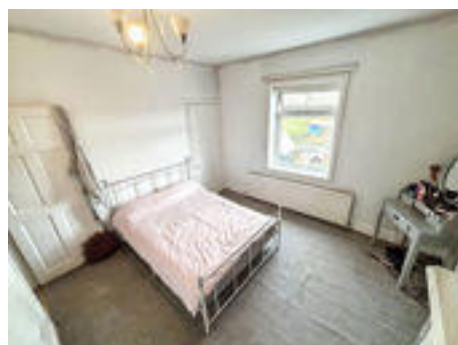
3.40m x 3.01m (11'1" x 9'10")

A well-proportioned kitchen fitted with a range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. Incorporating a sink and drainer, integrated oven, electric hob with extractor hood over, and space for additional appliances. The room benefits from a rear-facing window providing natural light, while the generous floor space offers potential for a breakfast table or additional storage. A glazed external door provides direct access to the rear of the property, making this a practical and functional space for everyday living.



Bedroom One

A generously sized double bedroom, well presented with neutral décor and fitted carpet creating a warm and comfortable feel. A large window provides an abundance of natural light while offering pleasant open outlooks to the front. The room is further enhanced by an attractive feature fireplace, adding character and a focal point, with ample space for a double bed and a range of freestanding bedroom furniture.



Bedroom Two

A well-proportioned second bedroom offering versatile accommodation, ideal as a guest room, children's bedroom or home office. The room benefits from a large window allowing plenty of natural light, neutral décor and fitted carpet, with ample space for bedroom furniture to suit a variety of needs.



Bathroom

A modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment over, pedestal wash hand basin and low-level WC. Finished with contemporary wall tiling around the bath, wood-effect flooring and a frosted window providing natural light and ventilation. The room also benefits from a useful built-in storage cupboard, offering practical space for towels and household essentials.



Loft

4.31m x 5.94m (14'1" x 19'5")

A generous and versatile attic room benefiting from two Velux roof windows which allow plenty of natural light while enjoying pleasant open views. The room offers a variety of potential uses, including a home office, hobby room, games room or occasional guest space, with useful eaves storage adding to its practicality. A flexible additional room that enhances the overall accommodation of the property.



Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Front Row, Eldon, Bishop Auckland, Durham, DL14 8UR

Contact your local branch today for more information on this property:

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