

# Peter Clark

Property Services Ltd.



**14 Escomb Road, Bishop Auckland, DL14 6AB**

**£77,950**

We are pleased to offer to the market this two bedroom mid-terraced property in Bishop Auckland close to local schools and shops and within walking distance of the Town Centre with good bus links to surrounding towns and villages. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, attractive fitted kitchen, downstairs WC, modern white family bathroom suite, two good size bedrooms and enclosed rear courtyard with utility area. Available with no onward chain we would recommend an early inspection.

## Ground Floor

### Entrance

Has composite entrance door.

### Lounge 13'10 x 14'5 (4.22m x 4.39m)



Has central heating radiator and feature fire surround with living flame gas fire and marble hearth.

### Kitchen / Dining Room 13'0 x 12'8 (3.96m x 3.86m)



Has a range of fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, tiled splash backs, wall mounted combination gas boiler, ceiling spotlights, cushioned vinyl flooring and central heating radiator.

### Downstairs WC



Has white suite comprising: WC, hand wash basin, central heating radiator and laminate flooring.

### Utility

Comprises a covered porch area in the rear courtyard with plumbing for automatic washing machine.

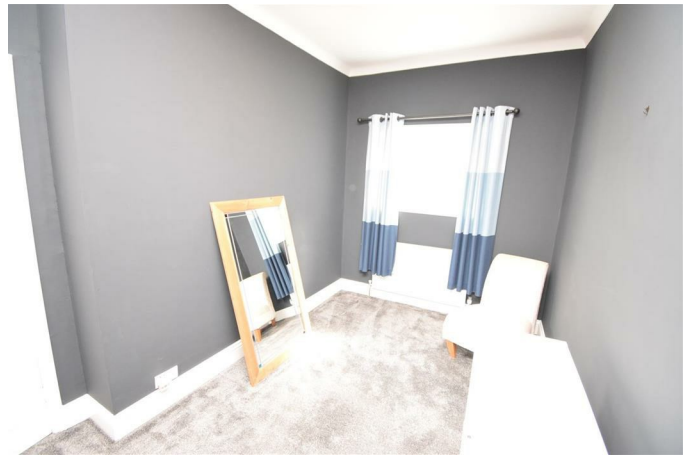
## First Floor

### Bedroom 1 10'5 x 14'6 (3.18m x 4.42m)



Has central heating radiator.

### Bedroom 2 7'5 x 12'7 (2.26m x 3.84m)



Has central heating radiator and storage cupboard.

### Bathroom



Has white suite comprising: panel bath with shower over and glass shower screen, hand wash basin, WC, walls covered in laminate cladding, tiled floor and central heating radiator.

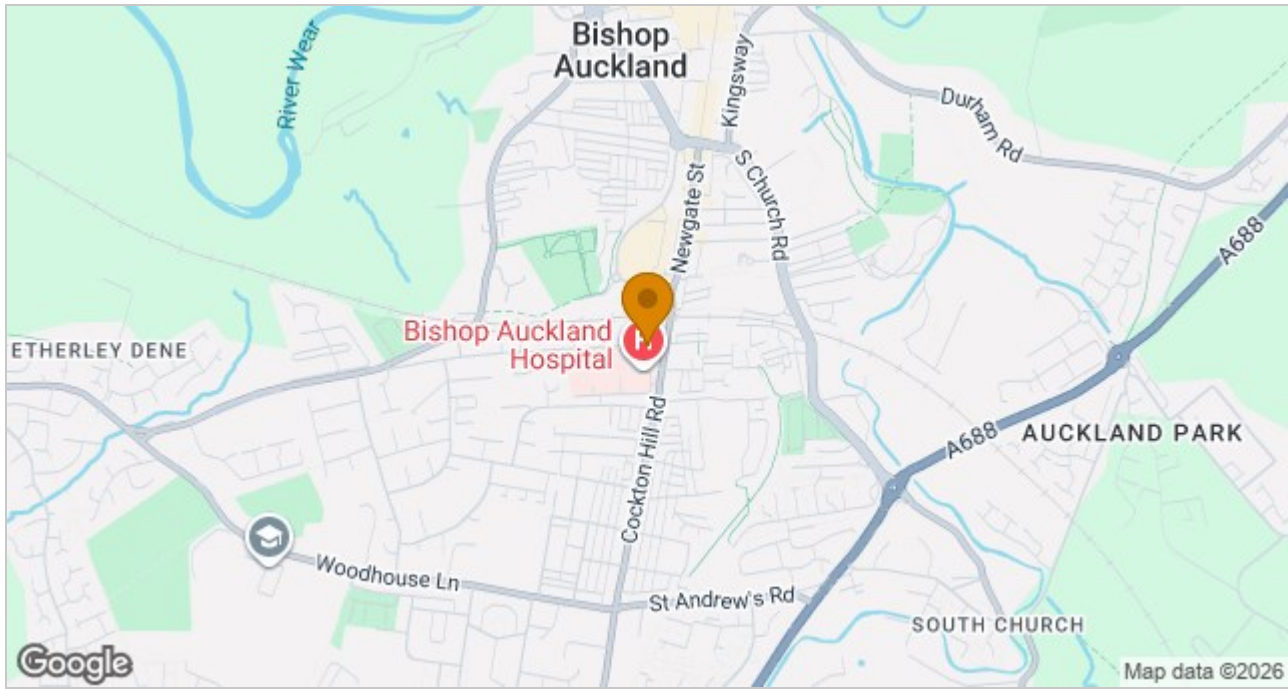
## Exterior



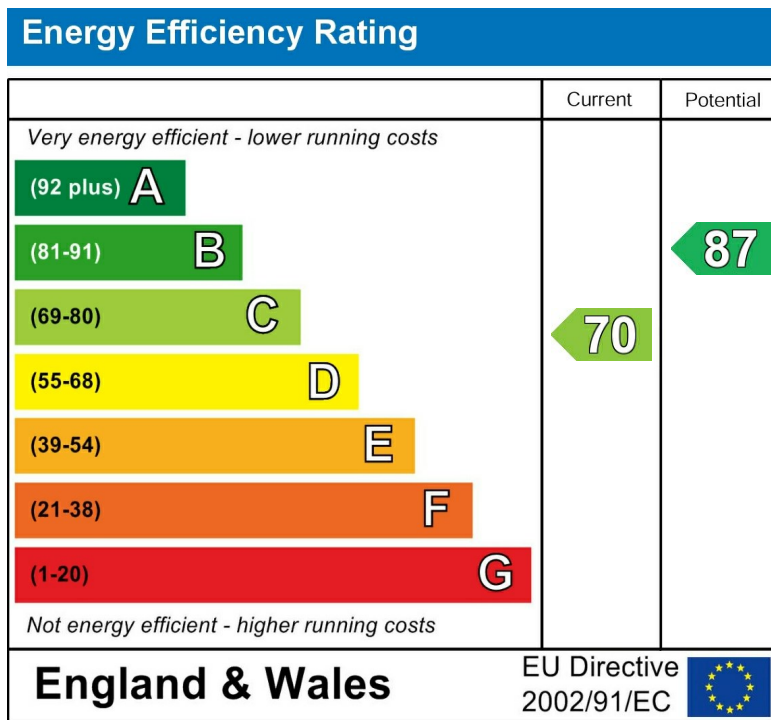
Has enclosed rear courtyard.

## Disclaimer

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.