



2 Bedrooms

JW Wood are pleased to offer to the market this well-presented two bedroom home. This mid-terraced house offers accommodation comprising entrance hallway, lounge, dining room, refitted kitchen, first floor bathroom and two double bedrooms. Benefitting from gas central heating and double glazing throughout this conveniently situated property is sure to appeal to a variety of buyers.

32 Nelson Street

Bishop Auckland, County Durham,
DL14 7DG

Asking Price

£65,000

EPC Rating D





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ACCOMMODATION

Ground Floor

Entrance Hallway

A welcoming entrance hall with obscure double glazed entrance door, coved ceiling and central heating radiator.

Lounge

Nicely presented lounge with ample natural light from the uPVC double glazed bay window, central heating radiator, dado rail and coved ceiling. A square arch

Dining Room

A further spacious reception room with uPVC double glazed window, central heating radiator, dado rail, understairs cupboard and coved ceiling.

Breakfast Kitchen

Beautifully refitted with an attractive range of base, drawer and wall units, laminate work surfaces, tiled



For additional information and full photo gallery please visit jww.co.uk



splashback, composite sink unit with mixer tap, wall mounted combi-boiler and central heating radiator. There is space and plumbing for an automatic washing machine and integral appliances including tumble dryer, under counter fridge and freezer, electric oven, electric hob and extractor hood. A large storage cupboard works perfectly as a pantry store, and there is also the benefit of a uPVC double glazed window and obscure glazed entrance door leading to the rear yard.

First Floor

Landing

With hatch access to loft, coved ceiling and fitted storage cupboard.

Bedroom 1

A nicely presented and spacious master bedroom with uPVC double glazed window to front, central heating radiator, picture rail and fitted wardrobes.

Bedroom 2

A further good sized bedroom with central heating radiator, uPVC double glazed window, fitted wardrobes with sliding mirrored doors and picture rail.

Bathroom

An exceptional sized family bathroom with a white suite comprising panel bath with electric shower fitting over, pedestal wash basin, low-level wc, built in storage cupboard, central heating radiator, coved ceiling and uPVC obscure double glazed window.

Externally

Externally the property boasts a forecourt front garden and an enclosed rear yard accessing the rear lane.

Council Tax Band - A

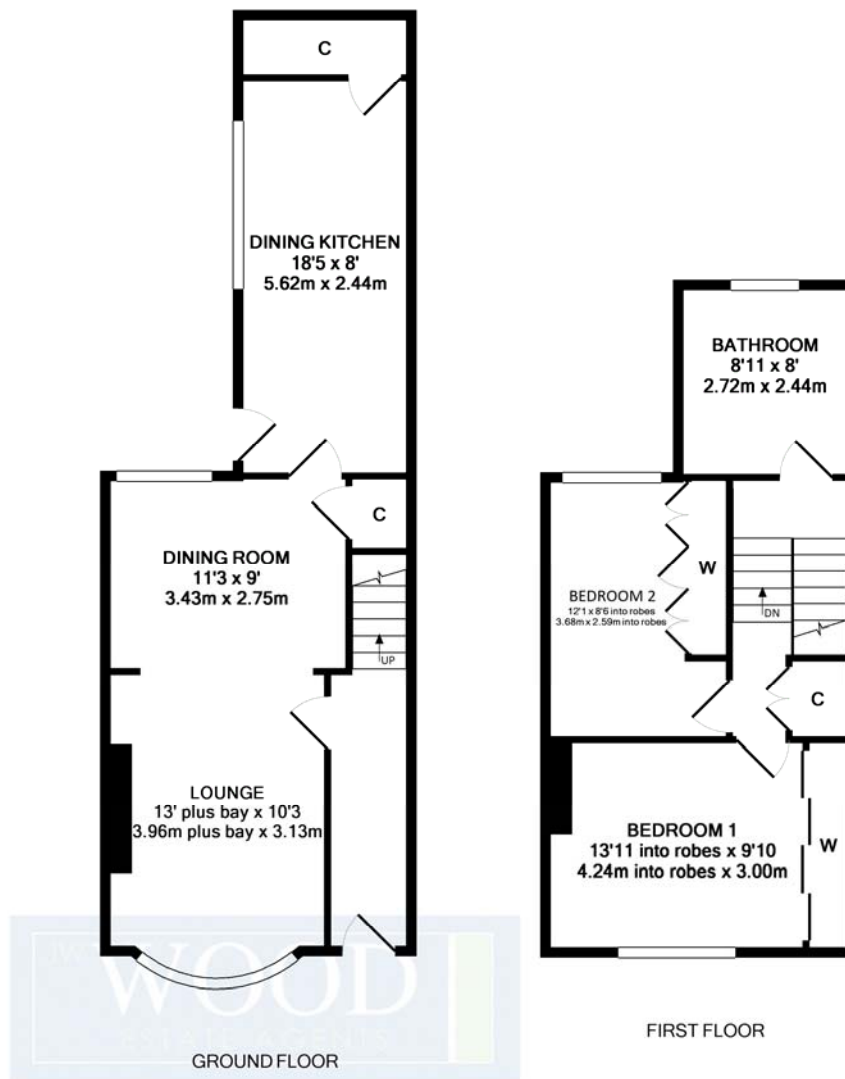
Tenure - N/A but advised freehold

Viewing - By appointment through JW Wood

Directions

From our office on Newgate Street turn left and at the traffic lights, turn left again onto Princes Street. At the roundabout head straight over, staying on Princes Street, and take the second exit onto Grey Street. Turn right onto Durham Street, followed by a left turn onto Bishop Street. Continue along this road and turn right onto Nelson Street where the property can be found on your left side.





32 NELSON STREET
 Not to scale - for guidance only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought.

All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order.

Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.

These particulars do not constitute a contract or part of a contract.

