



2 Bedrooms

Nestled in a charming neighbourhood, this delightful terraced house boasts a perfect blend of comfort and character. Featuring two generously sized bedrooms. The property is sold with a tenant in situ. Perfect opportunity for an investor.

With its convenient location within easy reach of local amenities and excellent transport links, this property presents an ideal opportunity for those seeking a harmonious blend of comfort and convenience in a sought-after residential

Leazes Lane

St Helen Auckland, Bishop Auckland,
DL14

Asking Price:

£75,000

EPC Rating: C



Living Room:

Laminate flooring, radiator, UPVC double glazed window.

Dining Room:

Laminate flooring, UPVC double glazed window, radiator.

Kitchen:

Laminate flooring, oven, gas hob, extractor fan, stainless steel sink, UPVC double glazed window.

Bedroom one:

Laminate flooring, UPVC double glazed window, radiator.

Bedroom two:

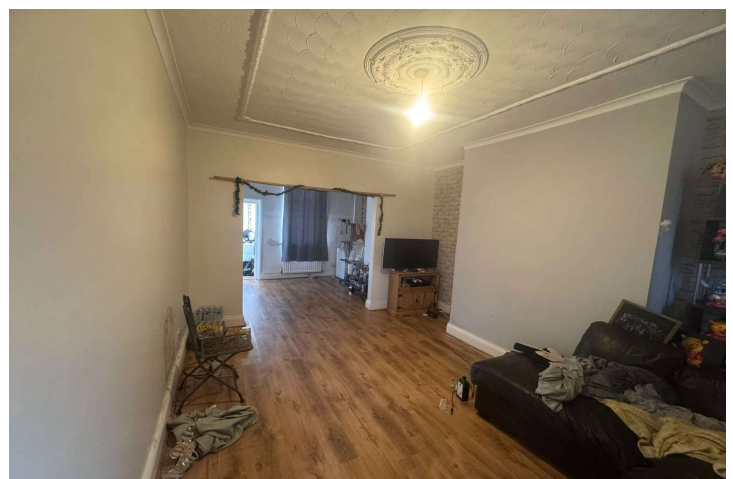
Carpet, UPVC double glazed window, radiator.

Bathroom:

Laminate flooring, bathroom, sink, toilet, UPVC double glazed frosted window.

Material information:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.



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



MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: On street

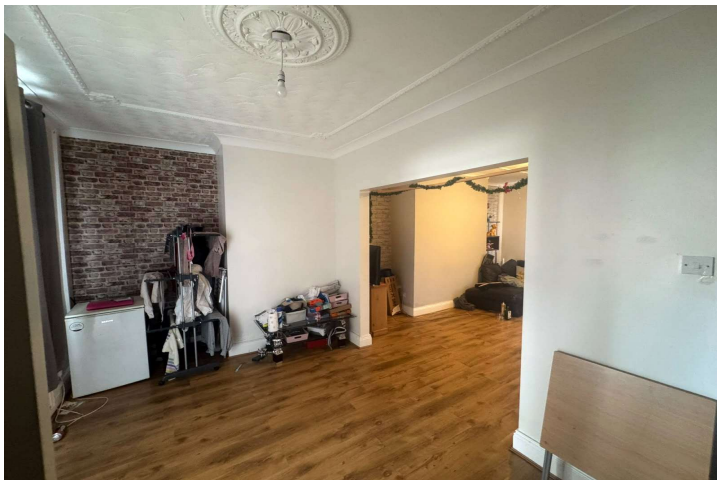
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

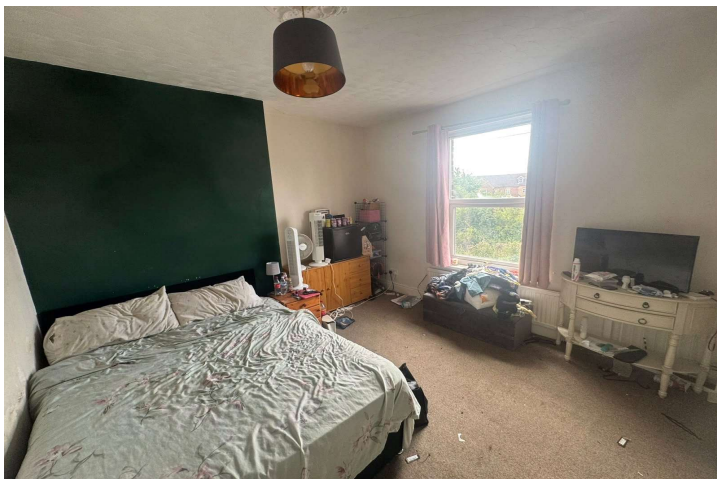


NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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