



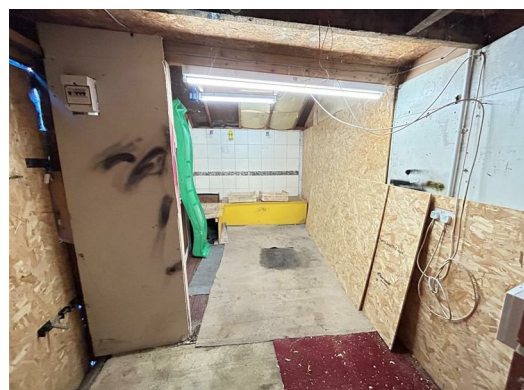
Situated in the charming area of Leopold Place, Bishop Auckland, this well-presented semi-detached house offers a delightful blend of comfort and practicality. With three spacious bedrooms and two reception rooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized living room, bathed in natural light from its two large windows. An elegant archway connects the living room to the dining area, creating a seamless flow for entertaining or family gatherings. The kitchen, accessible from the dining room, is functional and leads to a utility room, providing additional storage and convenience. From here, you can access the rear yard and a garage/storage area, ideal for keeping your outdoor equipment or vehicles secure.

The first floor boasts a well-appointed house bathroom, complete with both a bath and a separate shower, catering to all your bathing needs. Two double bedrooms offer ample space for relaxation, while a door leads to an attic conversion that houses a further double bedroom, perfect for guests or as a private study.

The property also benefits from off-street parking for two vehicles, ensuring convenience for you and your visitors. Recently decorated with new flooring in select areas, this home is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this lovely property.





- Available now
- Large storage space
- 2 reception rooms

- Two parking spaces
- 3 double bedrooms
- Close to hospital

GENERAL INFORMATION:

Available from: Immediately

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Deposit: £650

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

**We can search 1,000s
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk**

**41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk**

**219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk**

www.carvergroup.co.uk