



23 Abbey Road Bishop Auckland DL14 6PL

- 3 Bedroom Semi-Detached Family Home
- Close to Schools and Local Amenities
- Excellent Transport Links
- Conservatory
- South Facing Rear Garden
- NO ONWARD CHAIN

Offers In The Region Of £110,000

23 Abbey Road



Rea Estates offer to the sales market this substantial Three Bedroom Semi-Detached family home, situated within a popular area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity.

The ever expanding Tindale Crescent Retail Park is within easy reach as is the A68 and A1 (M) offering excellent transport links to neighbouring towns and villages.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, a well-proportioned Lounge/Diner, Conservatory and Fitted Kitchen.

To the first floor, a Family Bathroom and Three Bedrooms.

Occupying a generous plot the property has an enclosed garden to the front. To the rear the private and enclosed garden is south facing. Two outhouses provide added storage facilities and a third has a low level w/c.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, window to the side elevation, laminate flooring and central heating radiator housed in decorative cover.



Kitchen:

11'8 x 8'1 (3.56m x 2.46m)

Fitted with a range of base, drawer and wall units, complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated electric oven and hob, space and plumbing for washing machine. Wall mounted central heating boiler, radiator, window overlooking the rear garden and external door opening to the side elevation.



Lounge/Diner:
21'11 x 12'05 (6.40m x 3.78m)

A light and spacious room with cornice to ceiling, feature fire surround, radiator, laminate flooring and patio doors opening to the conservatory.



Conservatory:
9'10 x 9'10 (3m x 3m)

Of dwarf wall construction, double glazing and polycarbonate roof. Wall light and French doors opening to the rear garden.



The dining area provides ample space for a family size table and chairs.

First Floor Landing

Window to the side elevation and doors to:

Bathroom:
6'10 x 6'01 (2.08m x 1.85m)

Tiled bathroom comprising; electric shower over panelled bath, low level w/c and pedestal wash hand basin. Built in storage cupboard, radiator and obscure double glazed window to the rear elevation.



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Bedroom One:

12'09 x 10'0 (3.89m x 3.05m)

A well-proportioned double bedroom overlooking the front of the house. Fitted wardrobes and radiator.

Bedroom Two:

12'08 x 9'01 (3.86m x 2.77m)

A second double bedroom with window to the rear elevation, built in unit and radiator.



Externally

To the front of the house there is an enclosed garden which is laid to lawn. Gated side access to the enclosed rear garden, which is again laid to lawn. A block paved patio area provides space for a range of outdoor garden furniture. Three brick built outhouses, one of which is fitted with a low level w/c.



Bedroom Three:

8'05 x 7'06 (2.57m x 2.29m)

Ample sized third bedroom with window to the front elevation and built in storage cupboard.