



20 Front Street West Auckland DL14 9HW

- 3 Bed Grade 2 Listed Maisonette
- Overlooking Village Green
- NO ONWARD CHAIN
- Close To Local Amenities
- Rare To Sales Market
- VIEWING ESSENTIAL

Asking Price £110,000

20 Front Street, West Auckland

Rea Estates welcome to the sales market this spacious Grade 2 Listed Maisonette, overlooking the historic village green in the heart of West Auckland.

The village of West Auckland is reputed to have one of the largest village greens in the country, lined with 17th and 18th century buildings and is famously the 'Home of the First World Cup', as its football team were the winners of the Sir Thomas Lipton Trophy, one of the first international footballing competitions. West Auckland is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for those outdoor enthusiasts the perfect location to explore, Hamsterley Forest, Durham Dales and the Weardale Valley, which is an Area of Outstanding Natural Beauty. A range of schools, shopping and recreational facilities can be found in Bishop Auckland, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

The property briefly comprises, Entrance Vestibule, Hallway with staircase rising to the first floor where there is a well proportioned Lounge and open plan Kitchen/Diner.

A staircase rises to the second floor with Three Double Bedrooms and a Family Bathroom.

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

NB

All Services/Appliances have not and will not be tested.

Ground Floor

Entrance Vestibule

Timber entrance door opening to vestibule with overhead storage units, tiled floor and timber glazed door opening to hallway.

Hallway

Staircase rising to the first floor and tiled flooring.

First Floor

Landing

Central heating radiator, staircase rising to second floor and doors to:

Lounge:

20'07 x 11'11 (6.27m x 3.63m)

A well proportioned lounge with sash windows to the front of the property, boasting open views across the village green. Cornice to ceiling, central heating radiator, television aerial and telephone point.



Kitchen/Diner:

17'02 x 12'11 (5.23m x 3.94m)

Fitted with a range of base, wall and drawer units with complimentary work surfaces and tiled splash backs. Built in eye level electric oven and gas hob with stainless steel chimney style extractor hood. Stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Two double glazed windows to the rear elevation and storage cupboard housing central heating boiler.

As well as the breakfast bar there is also ample space for a family dining table and chairs.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Second Floor

Landing

Two storage cupboards and uPVC double glazed window.
Doors to:

Bedroom One:

12'04 x 11'09 (3.76m x 3.58m)

Sash window to the front elevation and central heating radiator.



Bedroom Three:

12'04 x 9'0 (3.76m x 2.74m)

Sash window and central heating radiator.

Bathroom

Part tiled bathroom comprising, electric shower unit and glass screen over panelled bath, w/c and wash hand basin inset to vanity unit. White heated towel radiator



Bedroom Two:

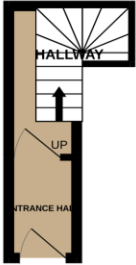
14'0 x 10'01 (4.27m x 3.07m)

uPVC double glazed window to the rear, fitted storage units and central heating radiator.

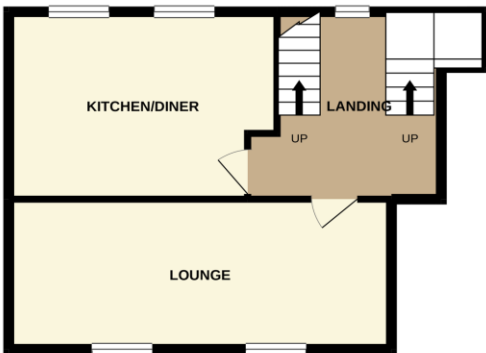


20 Front Street, West Auckland

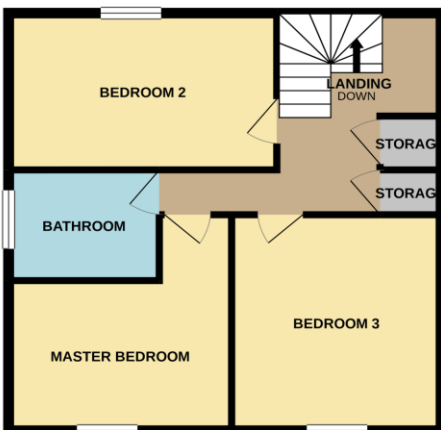
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.