



## 5 Warwick Road Bishop Auckland DL14 6LS

- 2 Bedroom Semi Detached Bungalow
- Desirable Residential Location
- Excellent Transport Links
- Low Maintenance Gardens
- Close To Local Amenities
- No Onward Chain

**Offers In Region Of £180,000**



# 5 Warwick Road

Rea Estates welcome to the sales market this 2 Bedroom Semi Detached Bungalow situated on the much sought after Pye Estate.

Warwick Road is within walking distance of local schools, shopping, recreational facilities, Bishop Auckland General Hospital and Railway Station. There are also excellent transport links to the A1(M) for travel both North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway, a well proportioned Lounge, separate Dining Room, Breakfast Kitchen, Utility Room, Bathroom and Two Double Bedrooms.

Occupying an extremely generous plot the property has low maintenance gardens front and rear. A lengthy driveway providing added off road parking facilities, leads to an attached Garage.

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.

## Entrance Hallway

uPVC entrance door to hallway with cornice to ceiling, radiator and laminate flooring.



## Lounge: 18'05 x 12'07 max (5.61m x 3.84m)

A well proportioned reception room with picture window to the front elevation, allowing lots of natural light to flood through. Cornice, gas fire in surround, five wall light points and radiator. Door to kitchen.



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.



**Breakfast Kitchen: 11'01 x 9'01 (3.38m x 2.77m)**

Fitted with a range of base and wall units, inset sink unit, laminated work surfaces and tiled splash backs. Integrated oven, gas hob and extractor hood. Cornice to ceiling, window overlooking the rear garden, radiator, door to utility and doorway to dining room.



**Dining Room: 11'06 x 8'11 (3.51m x 2.72m)**

A versatile room that could be utilised as a formal dining room or as a second lounge. Cornice, window to the rear, radiator and built in storage cupboard.



**Utility Room: 8'02 x 7'04 (2.49m x 2.24m)**

Base and wall units, Belfast sink unit, space and plumbing for washing machine. Pedestrian door to garage, window and external door opening to the rear garden.



**Bathroom:**

**8'05 x 5'10 (2.57m x 1.78m)**

Fully tiled bathroom comprising; shower and bi-fold screen over panelled bath, low level w/c and pedestal wash hand basin. Cornice, radiator and obscure double glazed window.



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## Bedroom One:

**12'11 x 11'11 (3.94m x 3.63m)**

A double bedroom of generous proportions situated to the front of the bungalow. Cornice, radiator and fitted wardrobes.



## Bedroom Two:

**12'08 x 11'08 (3.86m x 3.56m)**

A second double bedroom with window to the rear elevation, cornice, radiator, fitted wardrobes and laminate flooring.



## Externally

Designed for ease of maintenance the property has a paved garden to the front. A block paved driveway, providing added off road parking facilities, leads to an attached garage.

To the rear, the garden is laid to lawn. A paved patio provides space for a range of outdoor garden furniture.



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