



6 Stenhouse Court Bracks Farm, Bp Auckland DL14 7GJ

- 3 Bedroom Detached Family Home
- Sought After Residential Development
- Viewing Essential
- 2 Reception Rooms
- Rare To Sales Market
- No Onward Chain

Offers In The Region Of £195,000

6 Stenhouse Court, Bracks Farm



A rare opportunity has arisen to purchase this well maintained Three Bedroom Detached Family Home, situated within a desirable cul-de-sac on the much sought after Bracks Farm development, approximately 1.5 miles from Bishop Auckland town centre, offering a range of schools, shopping and recreational facilities.

The growth in popularity of property in this area in recent times reflects the combination of tranquil surroundings combined with accessibility and ease of commuting, the A688 trunk road giving direct access to the A1(M) for travel both North and South.

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, Ground Floor Cloakroom/Wc, a well proportioned Lounge, Dining Room and Breakfast Kitchen.

To the first floor there is a Family Bathroom and Three Bedrooms, the Master of which has En-Suite facilities. Externally the property has a low maintenance garden to the rear and an open garden to the front. A lengthy driveway, providing added off road parking facilities, leads to a Detached Garage.

In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

Ground Floor

Entrance

Open storm porch and glazed entrance door to hallway with cornice to ceiling, staircase rising to the first floor and laminate flooring, which continues throughout the ground floor.



Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Radiator and obscure double glazed window.

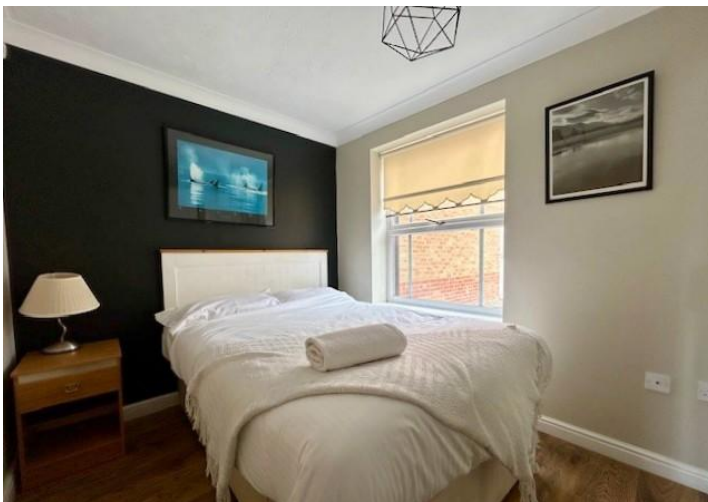
Lounge: 16'0 into bay x 11'01 (4.88m x 3.38m)

Spacious lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice, feature fire surround and radiator.



Dining Room: 10'03 x 7'05 (3.12m x 2.26m)

A second reception room currently utilised as a ground floor bedroom. Cornice, window to the rear and radiator.



Breakfast Kitchen:

12'05 x 9'06 (3.78m x 2.90m)

Fitted with a range of base and wall units (one of which houses central heating boiler) complementary work surfaces, inset stainless steel sink unit and tiled splash backs. Integrated fridge freezer, electric oven, hob and extractor hood. Space and plumbing for washing machine. Radiator, window and external door opening to the rear garden.



First Floor Landing

Window to the front elevation, cupboard housing water tank, radiator and loft access hatch.



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.

Master Bedroom: 12'10 x 11'02 (3.91m x 3.40m)

Window overlooking the front of the house, radiator, built in double wardrobe, laminate flooring and door to en-suite.



Bedroom Two:

9'11 max x 7'10 (3.02m x 2.39m)

A second double bedroom with window to the rear, radiator and laminate flooring.



Bedroom Three:

9'11 x 7'10 max (3.02m x 2.39m)

Ample sized third bedroom again situated to the rear of the house. Radiator and laminate flooring.



En-Suite

Comprising; shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Radiator, obscure double glazed window and laminate flooring.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

6 Stenhouse Court, Bracks Farm

Bathroom: 6'02 x 6'02 (1.88m x 1.88m)

Part tiled bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, wall mounted extractor fan, shaver point, radiator and laminate flooring.



Externally

To the front of the house there is an open plan garden which is laid to lawn. A driveway, leading to an attached garage, provides off road parking facilities for a number of vehicles. To the rear, the garden is designed for ease of maintenance with decorative gravel and raised timber decking, providing space for outdoor dining and entertaining.



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.