



21 Granville Road Bishop Auckland DL14 6UD

- Three Bedroom Period Property
- Desirable Residential Location
- Extensive Rear Garden with Garden Room/Office
- Close to Local Schools and Amenities
- Rare To Sales Market
- Viewing Essential

Offers In Excess Of £200,000

21 Granville Road

It is with great pleasure that Rea Estates offer to the sales market this extended 3 Bedroom period residence set within a much sought after 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 A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and major commercial centres of the Northeast.

Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, Lounge, Dining Room with double doors opening to Kitchen/Breakfast Room, Inner Hallway and Cloakroom/Wc.

To the first floor, a Family Bathroom and Three Bedrooms. Occupying an extremely generous plot the property has a wall enclosed garden to the front and a block paved driveway, providing off road parking facilities.

To the rear, a large decked sun terrace with steps leading down to a bespoke garden room, which could be utilised for a number of purposes i.e. home office, gym or games room. In our opinion this beautiful property, will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the accommodation on offer.

Entrance Hallway

Composite entrance door opening to hallway with cornice to ceiling, staircase rising to the first floor, radiator and laminate flooring.



Lounge:

13'04 x 10'10 (4.06m x 3.30m)

A beautifully presented lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice, two radiators and solid wood flooring. Access to dining room



Dining Room:

12'08 x 11'07 (3.86m x 3.53m)

Providing ample space for a family size table and chairs. Cornice, radiator and double doors to breakfasting kitchen.



Breakfast Kitchen:

19'08 x 9'0 (

Fitted with a contemporary range of base, drawer and wall units, complementary work surfaces with Belfast sink, pull out and spray mixer tap. Integrated dishwasher, double eye level electric oven, hob and stainless steel extractor hood. Concealed space and plumbing for washing machine. Radiator, wood flooring, window and double doors opening to the rear garden. Open plan access to inner hallway.



Inner Hallway

Providing additional storage, the inner hallway has doors returning to the entrance hallway, to the cloakroom/wc and external door opening to the side elevation.

Cloakroom/Wc

Comprising; low level w/c and wash hand basin inset to vanity unit. Obscure double glazed window to the side elevation.



First Floor Landing

Obscure double glazed window to the side elevation, cornice to ceiling, radiator and loft access hatch.

Master Bedroom:

12'02 x 10'10 (3.71m x 3.30m)

A lovely spacious bedroom boasting open views across the rear garden. Cornice, radiator and fitted wardrobes with overhead storage units.



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.

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Bedroom Two:**10'10 exc. bay x 10'10 (3.30m x 3.30m)**

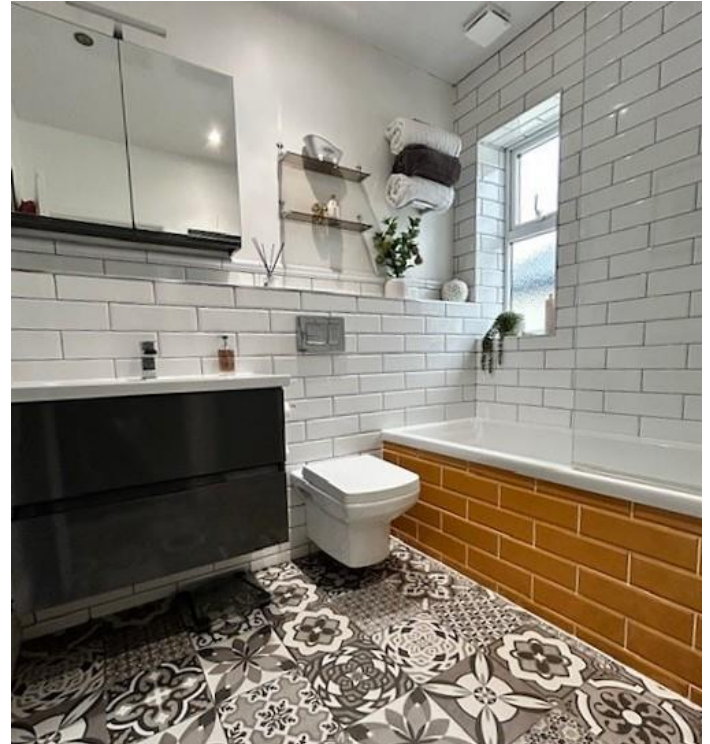
A second double room of generous proportions with walk in bay window to the front elevation. Cornice, radiator and fitted wardrobes.

**Bedroom Three:**

Ample sized third bedroom again situated to the front of the house. Cornice and radiator.

**Bathroom:****7'05 x 6'04 (2.26m x 1.93m)**

Part tiled bathroom fitted with a pristine white suite comprising; rainfall and handheld shower units over panelled bath, back to wall w/c and two drawer vanity unit with wash hand basin. Recessed ceiling lights, extractor fan, contemporary central heating radiator and obscure double glazed window to the side elevation.



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Externally

To the front of the house there is a wall enclosed garden. A block paved driveway provides off road parking facilities. Side access to the extensive landscaped rear garden which contains an array of mature plants, trees and shrubs. A large sun terrace provides an ideal spot for 'al fresco' dining and entertaining. Steps lead down to a bespoke garden room which could be utilised for a number of purposes and to the far end of the garden a timber framed outhouse offers additional storage space and private terrace.

Garden Room:

15'08 x 9'04 (4.78m x 2.84m)

A welcome addition to the property the garden room offers year round useable space. Recessed ceiling lights, laminate flooring, double glazed window and entrance door.



Summertime garden.

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