



1 Tamworth Close Bishop Auckland DL14 0RN

- 3 Bedroom Semi-Detached Family Home
- Generous Corner Plot
- Excellent Transport Links
- Close To School and Local Amenities
- Garage and Off Road Parking
- Enclosed Rear Garden

Offers In The Region Of £145,000

1 Tamworth Close, Etherley Dene

Rea Estates offer to the sales market this 3 Bedroom Semi-Detached Family Home, situated in the much sought after area of Etherley Dene, close to local schools, shopping and recreational facilities. The historic City of Durham is approximately 11 miles away and Newcastle-Upon-Tyne 30 miles away. The property has excellent transport links with the A688 trunk road giving access to the A1M for travel 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, a well proportioned Lounge, Dining Room and Fitted Kitchen. To the first floor there are 3 ample sized Bedrooms and a Family Bathroom.

Occupying a generous corner plot the property has gardens front and rear. A lengthy driveway, providing added off road parking, leads to a detached Garage (new garage door and window installed in 2024)

In our opinion this property should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

NB: The vendor has informed us that the flat roof sections, both front and rear, were replaced in 2023

Entrance Hall

uPVC side entrance door to hallway with staircase rising to the first floor and laminate flooring. Double doors to:

Lounge:

13'02 x 12'04 (4.01m x 3.76m)

A spacious room with double glazed window to the front elevation, cornice to ceiling, under stair storage cupboard, radiator, laminate flooring and square arch to dining room.



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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Dining Room:**10'09 x 8'0 (3.28m x 2.44m)**

Providing ample space for a family size table and chairs.
Cornice, laminate flooring, French doors opening to the rear garden. Door to:

Kitchen:**11'04 x 7'05 (3.45m x 2.26m)**

Fitted with a range of base and wall units (one of which houses central heating boiler) laminated work surfaces and inset stainless steel sink unit. Free standing gas cooker point, space and plumbing for dishwasher.
Cornice, tiled flooring, window to the side elevation and door opening to a paved patio.

**First Floor Landing**

Window to the side elevation and loft hatch. The loft is accessible via a pull down ladder and is partly boarded. Doors to:

Bedroom One: 13'01 x 8'10 (3.99m x 2.69m)

Double bedroom overlooking the front of the house. Cornice and sliding door wardrobe.

**Bedroom Two:****9'04 x 9'01 (2.84m x 2.74m)**

A second double bedroom which is situated to the rear of the house. Cornice and built in storage cupboard.

**Bedroom Three: 9'06 max (narrowing to 6'07) x 6'06 (2.90m x 1.98m)**

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

Bathroom

Tiled bathroom fitted with a white suite comprising; panelled bath, wall mounted wash hand basin and low level w/c. Obscure double glazed window to the rear elevation.



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Externally

To the front of the property there is an open plan garden, which is laid to lawn. A lengthy driveway, providing added off road parking facilities, leads to a detached garage. Gated side access opening to the private and enclosed south facing rear garden, which is again laid to lawn. A paved patio provides ample space for a range of outdoor furniture.

Garage:

19'01 x 9'02 (5.79m x 2.79m)

New up and over door and uPVC window, installed in 2024, power, lighting, space and plumbing for washing machine.



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