



## 2 Swan Street Evenwood DL14 9RN

- Substantial 4 Bedroom End Of Terrace
- 3 Reception Rooms
- Suitable For Multi-Generational Living
- Close To Local Amenities
- Enclosed Rear Courtyard Garden
- No Onward Chain

**Offers In The Region Of £179,950**



## 2 Swan Street



### Entrance Lobby

uPVC entrance door opening to lobby with glazed door to:

### Hallway

The sense of space is apparent upon entering the hallway with staircase rising to the first floor.



Rea Estates welcome to the sales market this extremely spacious Double Fronted Family Home, located in the village of Evenwood, which is situated in the Gaunless Valley between Bishop Auckland and Barnard Castle, both offering a comprehensive range of schools, shopping and recreational facilities.

The village itself 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.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Lobby, Hallway with staircase rising to the first floor, two Reception Rooms both situated to the front of the house, Breakfast Kitchen and Utility Room.

A Third Reception Room has access to a private W/c, an additional room with electric cooker point, water supply and Shower Room, which would be ideal for multi-generational living or those looking to work from home.

To the first floor there is a Family Bathroom with large walk in storage cupboard, Two Bedrooms to the front of the house and a Third Bedroom with door to Bedroom Four.

Externally the property has been designed for ease of maintenance with a paved forecourt and enclosed rear courtyard with gated access.

In our opinion properties of this size and offered for sale with no onward chain, are rarely available to the sales market therefore an early viewing is highly recommended.

### **Lounge:**

**15'11 into bay x 13'08 (4.85m x 4.17m)**

Walk in bay window to the front elevation, allowing lots of natural light to flood the room. Feature hole in the wall electric fire.



### **Second Lounge:**

**15'11 into bay x 11'11 (4.85m x 3.63m)**

A second reception room of generous proportions, again with walk in bay window to the front elevation.



### **Breakfast Kitchen: 14'04 x 13'0 (4.37m x 3.96m)**

Fitted with an extensive range of base, drawer and wall units, complementary work surfaces incorporating breakfast bar, inset one and a half bowl sink unit and tiled splash backs. Integrated electric oven, hob and extractor hood. Window overlooking the rear courtyard and door to utility room.



### **Utility: 11'01 x 5'10 (3.38m x 1.78m)**

Wall mounted cupboards, central heating boiler, plumbing for washing machine, additional space for white goods. Window and external door to the side elevation.



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.



**Third Reception Room: 11'11 x 11'05 (3.63m x 3.48m)**

A versatile room that was previously utilised as office space, which would also provide self contained living accommodation. Double doors opening to storage cupboard, window to the rear elevation. Doors to Cloakroom/Wc and Additional Room.

**Additional Room: 11'07 x 6'08 (3.53m x 2.03m)**

A great space that could easily be converted into a second kitchen. Window to the side elevation, cold water supply and door to:

**Cloakroom/Wc**

Comprising, low level w/c, wash hand basin inset to vanity unit and obscure double glazed window.

**Shower Room:**

Tiled step in shower with electric unit. Ceiling mounted extractor fan.

**First Floor Landing**

A spacious landing with window to the rear elevation and loft access hatch.



**Bedroom One: 15'08 ex. robes x 13'09 (4.78m x 4.19m)**

An extremely well proportioned master bedroom, providing ample space for a range of free standing bedroom furniture. Two windows to the front elevation and wall to wall fitted wardrobes.



**Bedroom Two: 13'11 x 11'01 (4.24m x 3.38m)**

Another well proportion room situated to the front of the house.



**Bedroom Three: 12'02 x 11'07 max (3.71m x 3.53m)**

Window to the side elevation. Door to bedroom four.



**Bedroom Four: 15'0 x 6'08 (4.57m x 2.03m)**

Window to the side elevation.



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### **Family Bathroom:**

**13'01 max (narrowing to 7'10) x 11'0**

**3.99m (2.39m) x 3.35m)**

A larger than average part tiled bathroom comprising; corner bath, shower enclosure with mains fed unit, low level w/c and wash hand basin inset to vanity unit. Obscure double glazed window to the rear elevation.

Door to:

### **Storage Cupboard:**

**7'0 x 4'10 (2.13m x 1.47m)**

Useful walk in cupboard with shelving units, providing added storage facilities.



### **Externally**

The exterior has been designed for ease of maintenance with a paved forecourt to the front and an enclosed courtyard to the rear, providing ample space for a range of outdoor furniture. Outside lighting, brick built outhouse and gated access to the rear service lane.

