



## 12 Evenwood Gate Bishop Auckland DL14 9NW

- Substantial 2 Bed Mid Terrace
- 2 Reception Rooms
- NO ONWARD CHAIN
- Easy Access Attic Storage
- Excellent First Time Buy
- VIEWING ESSENTIAL

**Offers In The Region Of £79,950**



# 12 Evenwood Gate

Rea Estates welcome to the sales market this deceptively spacious 2 Bedroom Mid Terraced property situated in the small village of Evenwood Gate, which lies within the Gaunless Valley, to the south west of Bishop Auckland. The market town of Barnard Castle is also within easy reach, both offering a comprehensive range of schools, shopping and recreational facilities.

The village is also 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; Lounge, Dining Room and Fitted Kitchen. To the first floor there is a Family Bathroom and Two Bedrooms, one of which provides easy access to the loft space, via a timber staircase.

Externally to the front of the house there is a low maintenance forecourt garden, to the rear an enclosed courtyard, which allows off road parking facilities.

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.

## Ground Floor

### Lounge:

**15'1 x 11'10 (4.60m x 3.63m)**

A well-proportioned lounge with walk in bay window to the front elevation, allowing lots of natural light to flood the room. Cornice and ceiling rose, dado rail, two wall light points, two radiators and feature Louis style fire surround.



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.



**Dining Room:****15'1 x 13'7 (4.60m x 4.15m)**

Providing ample space for family dining and entertaining. Cornice and ceiling rose, dado rail, radiator, window overlooking the rear courtyard and staircase rising to the first floor.

**Kitchen:****16'3 x 6'9 (4.97m x 2.08m)**

Fitted with a range of base and wall units, laminated work surfaces, incorporating breakfast bar and tiled splash backs. Inset stainless steel sink unit, space and plumbing for washing machine. Built in oven, gas hob and extractor hood. Cornice, window and external door opening to the side elevation.

**First Floor Landing**

Cornice, radiator and airing cupboard housing gas central heating boiler.

**Bathroom**

Spacious bathroom comprising; panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window to the rear.



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**Bedroom One:****15'1 x 11'10 (4.60m x 3.63m)**

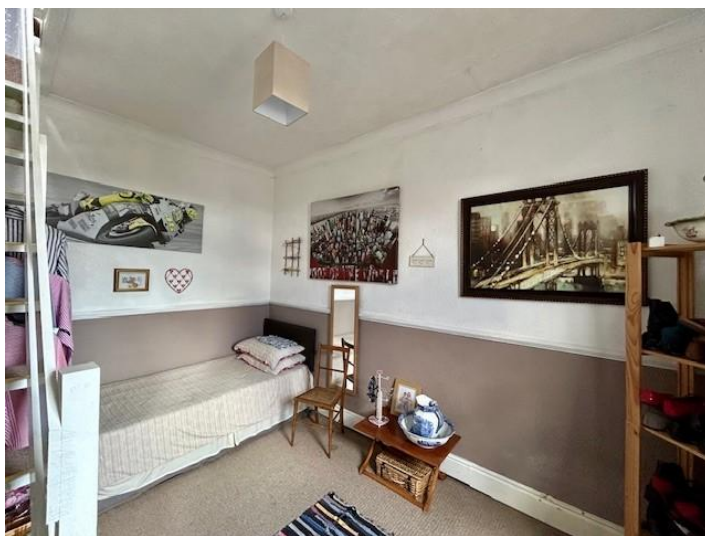
A double room of generous proportions offering open views across the surrounding countryside.

**Externally**

To the front of the house there is a gravelled forecourt garden. To the rear, an enclosed courtyard with double gates to allow off road parking facilities, a store and water supply.

**Bedroom Two:****13'6 x 9'3 max (4.14m x 2.82m)**

Window to the rear elevation, again with far reaching open views and timber staircase rising to the loft space.

**Loft Space:****15'10 x 13'07 max (4.83m x 4.14m)**

The loft space provides additional storage facilities, is lined, boarded and has Velux style window to the rear.