



## **15 The Crescent**

### **High Etherley DL14 0HX**

- **3 Bedroom Family Home**
- **Sought After Location**
- **No Onward Chain**
- **Village Location**
- **Far Reaching Open Views To Rear**
- **Viewing Essential**

**Offers in The Region Of £110,000**



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Rea Estates welcome to the sales market this deceptively spacious Three Bedroom Mid Terrace Family Home, situated within a quiet cul de sac in the sought after village of High Etherley.

The neighbouring village of Toft Hill is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast. A wide range of schools, shopping and recreational facilities can be found within the neighbouring towns of Darlington, Wolsingham and Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England.

Warmed via Solid Fuel Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, well-proportioned Lounge, fitted Kitchen Diner and Utility Room.

To the first floor there are 3 ample sized Bedrooms and a Family Bathroom.

Occupying a generous plot, the property has gardens both front and rear, the rear benefitting from far reaching open views.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers, therefore an early viewing is highly recommended.

## Ground Floor

### Entrance Hallway

Double glazed entrance door opening to hallway with staircase rising to the first floor and glazed door to:

### Lounge: 15'10 into bay x 14'0 (4.83m x 4.27m)

A lovely spacious room with double glazed bay window to the front elevation, allowing lots of natural light to flood the room. Cornice to ceiling, open working fire in timber surround, television aerial point and laminate flooring. Glazed door to kitchen.



### Kitchen Diner: 12'05 x 9'05 (3.78m x 2.87m)

The kitchen diner provides ample space for family dining. Fitted with a range of base and wall units, complementary work surfaces, one and a half bowl stainless steel sink unit and tiled splash backs. Integrated electric oven, hob and extractor hood. Double glazed window to the rear elevation, central heating radiator, laminate flooring and door to utility room.



**Utility:****9'03 x 5'08 (2.82m x 1.73m)**

Under stair storage, space and plumbing for automatic washing machine. Laminate flooring, double glazed window and external door to rear garden.

**First Floor Landing**

Loft access hatch and doors to:

**Bedroom One:****12'03 x 10'11 (3.73m x 3.33m)**

Double bedroom situated to the front of the property, with two double glaze windows, built in storage cupboard and central heating radiator.

**Bedroom Two:****13'11 max x 9'07 (4.24m x 2.92m)**

A second double room with double glazed window to the rear, again enjoying far reaching open views. Central heating radiator.

**Bedroom Three:****9'02 x 9'03 max (2.79m x 2.82m)**

Ample sized third bedroom situated to the front of the property, double glazed window and central heating radiator.

**Family Bathroom****8'02 x 5'05 (2.49m x 1.65m)**

Fitted with a white suite comprising, electric shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Opaque double glazed window and central heating radiator.

**Externally**

Occupying a generous plot, the property has enclosed low maintenance gardens to both the front and rear. The rear garden has ample space for outdoor furniture and offers far reaching open views across the surrounding countryside.



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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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