



13 Clarence Street Bishop Auckland DL14 7RA

- Stunning 3 Bedroom Period Townhouse
- Sought After Town Centre Location
- No Onward Chain
- 2 Reception Rooms
- LOFT CONVERSION
- Viewing Essential

Offers In The Region Of £179,950

It is with great pleasure that Rea Estates offer to the sales market this substantial period residence set within a prominent position in 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 (new boiler installed 2023) and benefitting from Double Glazing, the internal layout briefly comprises, Reception Hallway with staircase rising to the first floor, ground floor Utility/Cloakroom W/c, Lounge and separate Dining Room with open plan access to Kitchen.

To the first floor there are Three Bedrooms and a Refitted Family Bathroom. A concealed staircase rises to the loft space, which could be utilised as a Fourth Bedroom or for a number of purposes.

Externally to the front of the property there is an enclosed forecourt garden and to the rear an enclosed courtyard with gated access to the rear lane.

In our opinion this deceptively spacious property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore only an internal inspection will truly suffice to fully appreciate the accommodation available.

Reception Hallway

The sense of space is apparent on entering the hallway, with staircase rising to the first floor, cornice to ceiling, under stair storage cupboard, central heating radiator housed in decorative cover and solid wood flooring.



Lounge: 16'09 x 14'01 (5'11 x 4.29m)

A beautifully appointed lounge with walk in bay window to the front elevation, allowing lots of natural light to flood the room. Original cornice to ceiling, picture rail to wall, feature fire surround housing a living flame fire and two central heating radiators.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.



Dining Room: 14'03 x 11'03 (4.34m x 3.43m)

A second reception room of generous proportions, providing ample space for family dining and entertaining. Cornice to ceiling, window overlooking the rear courtyard, built in storage cupboards, radiator, wood flooring and archway to:

Kitchen: 9'03 x 8'01 (2.82m x 2.46m)

A well equipped kitchen fitted with a range of base and wall units, complementary solid wood work surfaces with inset one and a half bowl sink unit and tiled splash backs. Integrated fridge freezer (new one installed in 2025) dishwasher, microwave, electric oven, hob and extractor hood. Recessed ceiling lights, two Velux windows, wood flooring and window to the side elevation.



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Utility/Cloakroom W/c

Fitted with a low level w/c and contemporary countertop wash hand basin. Recessed ceiling lights, part tiled walls, space and plumbing for automatic washing machine. Storage cupboard, double glazed window and external door opening to the rear courtyard.



First Floor

Half landing with window to the rear elevation. Wood flooring, built in storage cupboard, concealed staircase rising to the second floor and doors to:

Bedroom One: 15'01 x 11'05 (4.60m x 3.48m)

A double room of generous proportions, situated to the front of the house, providing ample space for a range of free standing bedroom furniture. Cornice to ceiling and central heating radiator in decorative cover.



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Bedroom Two:

11'0 x 8'09 (3.35m x 2.67m)

A second double bedroom with double glazed window to the rear elevation, cornice to ceiling and central heating radiator.



Bedroom Three: 8'01 x 8'01 (2.46m x 2.46m)

Ample sized third bedroom which is situated to the front of the property. Cornice and central heating radiator.



Family Bathroom

Tiled bathroom refitted in 2025 with a pristine white suite comprising, panelled bath, wash hand basin inset to vanity unit, low level w/c and quadrant shower enclosure with rainfall and handheld units. Recessed ceiling lights, contemporary black towel radiator, extractor fan and opaque double glazed window.



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Staircase to Loft Space

A versatile area that could be utilised as a fourth bedroom or as an office.

Loft Room One: 14'04 x 11'0 (4.37m x 3.35m)

Two Velux windows, central heating radiator and storage facilities.



Loft Room Two: 14'08 x 10'08 (4.47m x 3.25m)

Two Velux windows, central heating radiator and storage cupboard.



Externally

To the front of the property there is a wall enclosed low maintenance forecourt.

To the rear an enclosed courtyard with raised flower bed, outside light, power socket, water tap and gated access to the rear lane.



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