



## **74 Rush Park**

### **Bishop Auckland DL14 6NS**

- **2 Bedroom Detached Bungalow**
- **Conservatory**
- **Rare To Sales Market**
- **Garage and Off Road Parking**
- **Sought After Residential Development**
- **No Onward Chain**

**Offers In Region Of £240,000**



# 74 Rush Park



Rea Estates welcome to the sales market this immaculately presented Two Bedroom Detached Bungalow, occupying a generous plot within a quiet cul-de-sac, on a much sought after residential development.

Rush Park has excellent transport links with the A68 trunk road giving access to the A1M for travel North and South. The historic City Of Durham is approximately 11 miles away and Newcastle-Upon-Tyne is approximately 30 miles away. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway, Fitted Kitchen, a well-proportioned Lounge with French doors to the Conservatory, Family Bathroom and two ample sized Bedrooms.

Externally the property boasts landscaped gardens to both the front and rear. A driveway and garage provide ample off road parking facilities.

Bungalows of this size in such a desirable area, are rarely available to the sales market, therefore an early viewing is highly recommended.



## Hallway

Glazed entrance door opening to hallway with cornice to ceiling, storage cupboard, central heating radiator and laminate flooring.

**Kitchen:****10'11 x 8'01 (3.33m x 2.46m)**

Fitted with a contemporary range of white gloss base and wall units, complimentary work surfaces with inset circular sink unit and tiled splash backs. Integrated 'Neff' electric oven and hob, with stainless steel and curved glass extractor hood. Integrated washing machine and dishwasher. Laminate slate effect flooring and double glazed window to the front elevation.

**Lounge:****16'0 x 13'03 (4.88m x 4.04m)**

A light and spacious lounge situated to the rear of the bungalow. Cornice to ceiling, two central heating radiators and laminate flooring. French doors opening to Conservatory.



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.



**Conservatory:**  
**14'02 x 11'03 (4.32m x 3.43m)**

A welcome addition to the property boasting open views across the private rear garden. Of dwarf wall construction with uPVC double glazing, 'Pilkington K' glass roof, two wall light points, central heating radiator and French doors opening to a paved patio.



**Bedroom One:**  
**12'11 x 10'08 (3.91m x 3.25m)**

A well-proportioned double bedroom overlooking the rear garden. Cornice to ceiling and central heating radiator.



**Bedroom Two:**  
**9'06 x 8'11 (2.90m x 2.72m)**

Ample sized second bedroom, with double glazed window to the front elevation, cornice to ceiling, fitted wardrobe and central heating radiator.



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## **Bathroom:**

**6'10 x 5'05 (2.08m x 1.65m)**

Fitted with a white suite comprising, panelled bath with rainfall shower unit and bi-fold screen, low level w/c and pedestal wash hand basin. Obscure double glazed window to the front elevation, ceiling mounted extractor and chrome towel radiator.



## **Externally**

The rear enclosed garden benefits from not being directly overlooked and has been designed for ease of maintenance with decorative gravel. A paved patio provides ample space for a range of outdoor garden furniture. Gated side access. To the front of the property the garden is laid mainly to lawn with decorative flower borders containing an array of mature plants and shrubs. A block paved driveway, providing added off road parking, leads to an attached garage.

## **Garage:**

**17'0 x 8'09 (5.18m x 2.67m)**

Up and over door, power and lighting.