



2 Skipton Grove Bishop Auckland DL14 6LN

- **3 Bedroom Detached Bungalow**
- **Generous Corner Plot**
- **Rare To Sales Market**
- **Garage and Off Road Parking**
- **Sought After Residential Development**
- **No Onward Chain**

Offers In Region Of £240,000

2 Skipton Grove

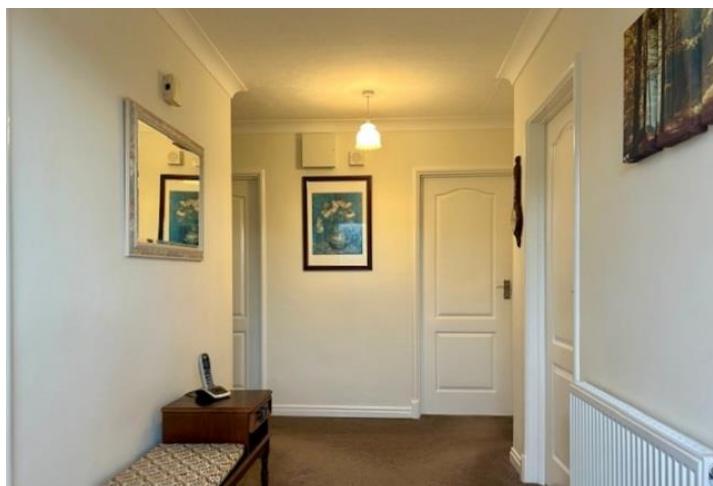


It is with great pleasure that Rea Estates offer to the sales market this Three Bedroom Detached Bungalow, situated at the head of a quiet cul-de-sac, on the much sought after Pye Estate. Skipton Grove is within walking distance of all local schools, shopping, recreational facilities, Bishop Auckland General Hospital and Railway Station. There are also excellent transport links to the A1(M) for travel both North and South.

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 and having uPVC Double Glazing throughout, the internal layout briefly comprises: Entrance Hallway, spacious Lounge, Breakfasting Kitchen, Utility Room, Bathroom and Three Bedrooms (one of which is currently utilised as a formal dining room) Occupying a generous plot, the bungalow sits within low maintenance gardens. A driveway, providing added off road parking facilities, leads to an attached Garage. Bungalows of this size in such a desirable area, are rarely available to the sales market, therefore an early viewing is highly recommended.

Hallway

A spacious central hallway with cornice to ceiling and radiator.



Lounge:

18'04 x 12'04 (5.59m x 3.76m)

A lovely light and spacious lounge with large picture window to the front elevation, cornice to ceiling, radiator and timber fire surround, housing an electric fire.



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.

**Breakfasting Kitchen:
11'08 x 11'02 max (3.56m x 3.40m)**

Fitted with a range of base, drawer and wall units with complementary work surfaces, inset one and a half bowl sink unit and tiled splash backs. Free standing electric cooker point and extractor hood. Cornice, radiator, window to the rear elevation and door to utility room.



**Utility Room:
8'04 x 6'03 (2.54m x 1.91m)**

Base unit with inset sink and tiled splash backs, space and plumbing for washing machine. Wall mounted central heating boiler, window and external door opening to the rear garden. Pedestrian door to garage.



**Dining Room/Bedroom Three:
9'02 x 7'11 (2.79m x 2.41m)**

Double glazed window overlooking the rear garden, cornice and radiator.



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Bathroom:**7'11 x 6'06 (2.41m x 1.98m)**

Part tiled bathroom comprising; panelled bath, quadrant shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Cornice to ceiling, loft access hatch, radiator and obscure double glazed window.

**Bedroom One:****13'0 x 11'11 (3.96m x 3.63m)**

Double bedroom situated to the front of the bungalow, providing ample space for a range of free standing furniture. Cornice and radiator.

**Bedroom Two:****11'11 x 11'07 (3.63m x 3.53m)**

A second double bedroom with cornice, window to the rear elevation and radiator.



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Externally

To the rear of the property there is an enclosed garden, which is laid mainly to lawn with raised flower borders containing an array of mature plants and shrubs. A paved patio provides an ideal spot for 'al fresco' dining.

The front garden has been designed for ease of maintenance with paving and decorative gravel.

Garage:

17'08 x 8'08 (5.38m x 2.64m)

With roller shutter garage door, power and light.



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