



## 96 Escomb Road Bishop Auckland DL14 6TZ

- Extended 4 Bedroom Period Property
- Double Garage (Scope to Extend Above)
- South Facing Rear Garden
- Beautifully Appointed Throughout
- Close to Local Schools and Amenities
- Rare To Sales Market

**Offers In Excess Of £260,000**

# 96 Escomb Road



It is with great pleasure that Rea Estates offer to the sales market this extended 4 Bedroom period residence set within 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 and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc with walk in storage cupboard, Lounge, Dining Room with double doors opening to Garden Room, Kitchen/ Breakfast Room, Utility Room, a second Cloakroom/Wc and Inner Hallway with pedestrian door to Garage.

To the first floor, a Family Bathroom and Four Bedrooms, one of which has En-Suite facilities.

Occupying an extremely generous corner plot the property has a block paved forecourt to the front, which provides added off road parking and leads to an attached Double Garage. There is scope to extend above the garage, subject to relevant planning permission.

To the rear, a south facing garden, laid mainly to lawn with well stocked flower borders containing an abundance of mature plants and shrubs. Extensive paved patios provide ideal spots for a range of outdoor garden furniture.

In our opinion this beautiful property, will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the accommodation on offer.

## Entrance Hallway

The sense of space is apparent upon entering the hallway with composite entrance door, double glazed window, staircase rising to the first floor, cornice to ceiling, dado rail, under stair storage cupboard, central heating radiator housed in decorative cover and luxury Massimo vinyl flooring (which continues into the cloakroom/wc)



## Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Cornice, radiator and door to spacious walk in storage cupboard.



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.

## Lounge

A room of generous proportions with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice and ceiling rose, dado rail and feature fire surround housing a living flame gas fire. Corbelled arch to dining room.



## Dining Room

A formal dining room providing ample space for family dining and entertaining. Cornice, ceiling rose, radiator and double doors opening to garden room.



## Garden Room

A welcome addition to the property the garden room offers open views across the private and enclosed south facing rear garden. Velux window, dado rail, two wall light points, laminate flooring and sliding doors opening to a paved sun terrace.



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.

## Kitchen/Breakfast Room

The hub of the family home, the breakfast kitchen is fitted with a range of high quality base, drawer and wall units, full height storage/pantry unit, complementary granite work surfaces with inset one and a half bowl sink unit.

Rangemaster Professional cooker with five ring gas hob, warming plate, double oven, grill and extractor hood.

Integrated dishwasher, space and plumbing for American style fridge freezer.

Cornice, recessed ceiling lights, window overlooking the rear garden, contemporary vertical central heating radiator, Karndean flooring and door to utility room.



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.

### Utility Room

Larger than average utility room fitted with a range of base, drawer and wall units, laminated work surfaces with inset stainless steel sink unit and tiled splash backs. Space and plumbing for washing machine. Cornice, radiator, Karndean flooring, window and external door opening to the rear elevation, doors to cloakroom/wc and inner hallway.



### Cloakroom/Wc

A second ground floor cloakroom fitted with a low level w/c and wall mounted wash hand basin. Cornice, obscure double glazed window, radiator and Karndean flooring.

### Inner Hallway

Wall mounted Baxi central heating boiler, storage shelves, Karndean flooring and pedestrian door to garage.

### First Floor Landing

Doors to:

### Bedroom One

A lovely double bedroom with walk in bay window overlooking the rear of the house. Cornice, radiator and bespoke wall to wall fitted wardrobes incorporating drawer units.



### Bedroom Two

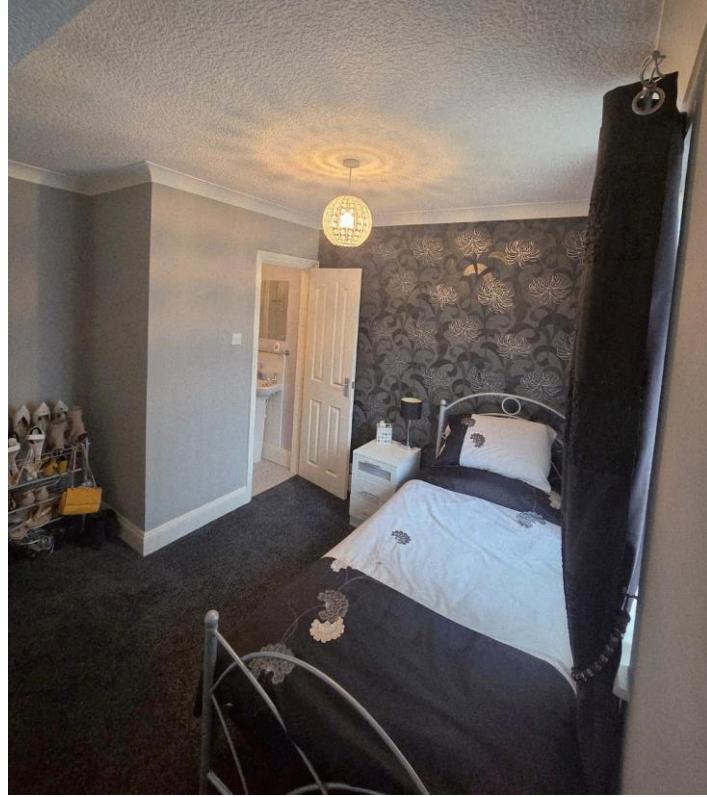
Double room situated to the front of the house, providing ample space for a range of free standing bedroom furniture. Cornice, walk in bay window, mirrored sliding door wardrobes and radiator.



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.

### **Bedroom Three**

A versatile room that would be ideal for growing family/teenager as provides not only space for sleeping but for computer/games desk. Two windows to the front elevation, cornice, two radiators and built in wardrobe/cupboard with hanging rail. Door to en-suite shower room.



### **En-Suite Shower Room**

Quadrant shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Cornice, ceiling mounted extractor fan and radiator.



### **Bedroom Four**

Ample sized fourth bedroom utilised as an office by the current vendors. Window to the rear, cornice, radiator and laminate flooring.



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.

### Family Bathroom

Fully tiled bathroom fitted with a pristine white suite comprising, traditional claw footed bath, w/c toilet unit and wash hand basin inset to vanity unit. Separate shower enclosure with contemporary rainfall and hand-held units. Cornice, recessed ceiling lights, chrome towel radiator and obscure double glazed window.



### Externally

Occupying an extremely generous corner plot the house boasts a lengthy south facing garden to the rear, which is laid to lawn with paved walkways and flower borders containing an array of plants and shrubs. A paved patio and large sun terrace provide ideal spots for 'al fresco' dining and entertaining.

To the front of the house the enclosed garden is again laid to lawn. A block paved driveway, leading to the double garage provides additional off road parking facilities.

### Double Garage

Spacious double garage which could also be utilised as a workshop. Two up and over doors, water supply, power and lighting.



### South Facing Rear Garden

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.

# 96 Escomb Road



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.