



## 2 Raine Street Bishop Auckland DL14 7QS

- **Substantial 2 Bedroom Mid Terrace**
- **Sought After Location**
- **Within Walking Distance of Local Schools**
- **2 Reception Rooms**
- **Multi Fuel Stove**
- **Viewing Essential**

**Offers In Excess Of £130,000**

# 2 Raine Street

It is with great pleasure that Rea Estates offer to the sales market this deceptively spacious Two Bedroom period residence situated within a 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 within walking distance of Bishop Auckland General Hospital, Railway Station, Recreation Ground and all local schools. For the commuter, there is easy access to the A1(M) and the major commercial centres of the northeast.

The surrounding rural area is ideal for outdoor enthusiasts, and the property is also well-placed for Hamsterley Forest and the Durham Dales.

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 internal layout briefly comprises; Entrance Vestibule leading to a Reception Hallway, Lounge, separate Dining Room, fitted Kitchen and Utility room.

To the first floor there are 2 Double Bedrooms and a Family Bathroom.

Externally to the front of the property there is a stone wall enclosed garden whilst to the rear, there is an enclosed courtyard.

In our opinion this deceptively spacious property would make an ideal family home and only an internal inspection will suffice to fully appreciate the accommodation this home has to offer.

## **Entrance Vestibule**

Composite entrance door to vestibule with, cornice to ceiling, wooden flooring and glazed door to:

## **Hallway**

Corbelled archway, staircase rising to the first floor, central heating radiator housed in decorative cover and laminate flooring.



**Lounge:****18'03 max x 11'05 (5.56m x 3.48m)**

A well-proportioned lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice, radiator and an open brick fireplace with multi fuel stove, which creates a stunning focal point.

**Dining Room:****14'11 x 11'10 (4.55m x 3.61m)**

Providing ample space for a family size table and chairs. Double glazed window to the rear elevation, cornice to ceiling, radiator and laminate flooring. Door to kitchen.

**Kitchen:****15'01 x 5'11(4.60m x 1.80m)**

Fitted with a range of base and wall units, complementary work surfaces with inset sink unit and tiled splash backs. Integrated electric oven, hob and stainless steel extractor hood. Cornice, recessed ceiling lights, double glazed window to the side elevation, under stair storage cupboard, radiator and laminate tile effect flooring. Door to utility.



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: 6'04 x 5'07 (1.93m x 1.70m)**

Providing additional storage facilities, space and plumbing for washing machine. Laminate tile effect flooring, double glazed window and external door opening to the side elevation.



### **First Floor Landing**

Cornice, spindle balustrade and built in storage cupboard. Loft access hatch.

### **Family Bathroom: 11'04 x 5'11 (3.45m x 1.80m)**

Refitted with a pristine white suite comprising; panelled bath, low level w/c and wash hand basin inset to vanity unit. Separate shower enclosure with mains fed unit. Cornice, recessed ceiling lights, radiator, tiled flooring and obscure double glazed window.



### **Bedroom One:**

### **14'05 x 11'10 exc. robes (4.39m x 3.61m)**

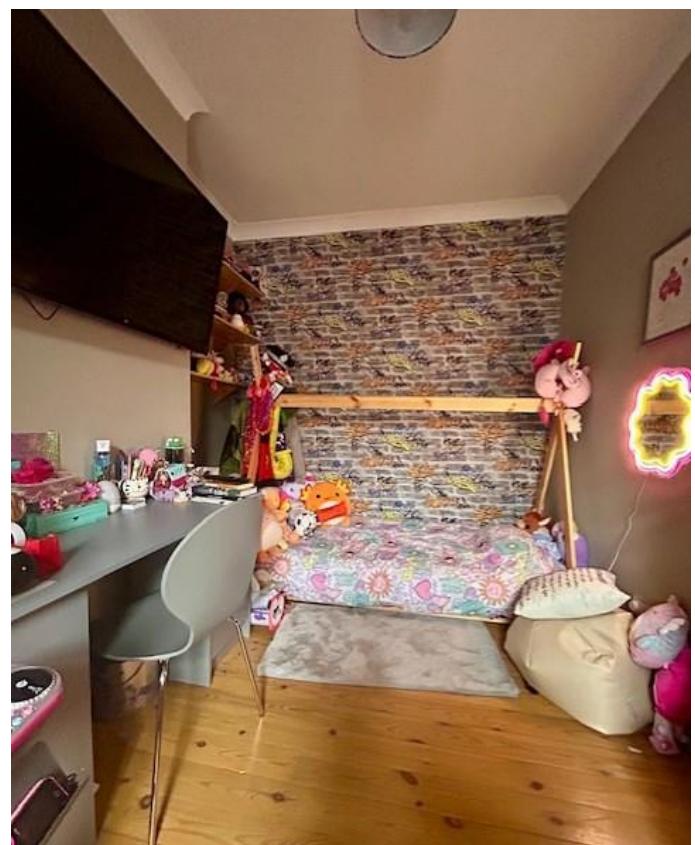
A lovely spacious bedroom situated to the front of the house. Cornice, fitted wardrobes, radiator and two double glazed windows.



### **Bedroom Two:**

### **14'02 x 8'05 max (4.32m x 2.57m)**

Double glazed window to the rear, cornice, radiator, sliding door wardrobe and wood 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.

## 2 Raine Street

### Externally

To the front of the house there is a wall enclosed forecourt with gated access.

To the rear, a south facing courtyard providing space for a patio table and chairs.



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.