



## 18 Clarence Gardens Bishop Auckland DL14 7RB

- Deceptively Spacious 2 Bed Bungalow
- Sought After Town Centre Location
- NO ONWARD CHAIN
- Walk-Under Basement Storage
- Garage and Off Road Parking
- RARE TO SALES MARKET

**Offers Over £190,000**

# 18 Clarence Gardens



It is with great pleasure that Rea Estates offer to the sales market this substantial Two Bedroom Semi Detached Bungalow, 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 and benefitting from Double Glazing, the internal layout briefly comprises, Entrance Lobby, Hallway, Lounge with square arch to Dining Area, Fitted Kitchen, a Second Entrance Hall with access to Cloakroom/Wc and external door opening to the rear elevation, Family Shower Room/Wc and Two Double Bedrooms.

Occupying an extremely generous plot the bungalow has a wall enclosed forecourt with gated access.

To the rear, an enclosed garden which is laid to lawn with paved walkways and patio area. Built on a hill the bungalow boasts a secure walk-under basement, divided into various sections, which could be utilised for a number of purposes.

A pedestrian door at the bottom of the garden provides access to the detached garage and driveway.

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

## Entrance Lobby

uPVC door opening to lobby with glazed door to:



## Hallway

The sense of space is apparent upon entering the hallway, with cornice to ceiling, central heating radiator and built in storage cupboard.

## Lounge:

**5.13m x 4.88m (16'10 x 16'0)**

A room of generous proportions with walk in bay window overlooking the rear garden, allowing lots of natural light to flood through. Cornice, feature fire surround housing an electric fire, two wall light points, radiator and square arch to dining area.





**Dining Area:**  
**3.02m x 2.87m (9'11 x 9'5)**

Cornice to ceiling, radiator, clear arched window to hallway and double doors opening to a stacked balcony, which provides an idyllic spot in which to sit and enjoy the open views across the rear garden and beyond.



**Kitchen: 3.43m x 3.33m (11'3 x 10'11)**

Fitted with a range of base and wall units, complementary work surfaces with tiled splash backs and inset one and a half bowl stainless steel sink unit. Integrated double eye level electric oven, electric hob and extractor hood. Space and plumbing for washing machine. Cornice, recessed ceiling lights, storage cupboard housing central heating boiler, radiator and glaze timber door to second entrance hall.



**Second Entrance Hall**

uPVC entrance doors opening to both the front and rear elevations, cornice, radiator and door to cloakroom/wc.



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.

### **Cloakroom W/c**

Fitted with a low level w/c and wash hand basin. Radiator and obscure double glazed window to the rear elevation.

### **Shower Room/Wc:**

**2.36m x 1.88m (7'9 x 6'2)**

Comprising; shower enclosure with rainfall shower head, low level w/c and pedestal wash hand basin. Cornice, loft access hatch, chrome towel radiator and obscure double glazed window to the front elevation.



### **Bedroom Two:**

**3.89m x 2.95m (12'9 x 9'8)**

A second double which overlooks the rear garden. Cornice, radiator and fitted wardrobes.



### **Walk-Under Basement Storage**

A variety of rooms with one area offering full head height, which could be utilised for several purposes i.e., additional storage, children's playroom or workshop.



### **Bedroom One:**

**3.30m x 3.23m (10'10 x 10'7)**

A double room of generous proportions, situated to the front of the bungalow. Cornice to ceiling, radiator, fitted wardrobes and built in storage cupboard with hanging rail.



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## Externally

To the front of the property there is an enclosed forecourt with gated access.

To the rear, an enclosed garden which is laid to lawn with well stocked flower borders containing an array of mature plants and shrubs. Two paved patio areas provide an ideal spot for a range of garden furniture and 'al fresco' dining and entertaining. A pedestrian door at the bottom of the garden provides access to the garage.



**Garage**  
5.18m x 2.54m (17'0 x 8'4)

