



## 78 Escomb Road Bishop Auckland DL14 6TZ

- 3 Bedroom Semi-Detached Period Property
- South Facing Rear Garden
- Garage and Driveway
- Immaculately Presented Throughout
- Close to Local Schools and Amenities
- Rare To Sales Market

**£190,000**

# 78 Escomb Road



It is with great pleasure that Rea Estates offer to the sales market this Three 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.

The property retains a wealth of original features which work in harmony with a range of contemporary fixtures and fittings throughout.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, Lounge, Kitchen Diner with double doors opening to the south facing rear gardens sun terrace and Utility Room with access to Shower Room/Wc.

To the first floor, a Family Bathroom and Three Bedrooms. Occupying a generous plot the property has a wall enclosed garden to the front. A lengthy driveway, providing added off road parking for a number of vehicles, leads to a Detached Garage.

To the rear, a south facing garden, laid mainly to lawn with well stocked flower borders containing an abundance of mature plants and shrubs. Two 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, original wood panelling, under stair storage cupboard with stained glass window (housing gas central heating boiler) and laminate tile effect flooring.



**Lounge: 4.06m x 3.89m (13'4 x 12'9)**

A room of generous proportions with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice, picture rail, feature multi fuel stove with timber mantle and laminate flooring.



**Kitchen Diner: 4.32m x 3.40m (14'2 x 11'2)**

Fitted with a contemporary range of base, drawer and wall units, integrated fridge, pull out larder unit, complementary work surfaces and tiled splash backs. Freestanding island with one and a half bowl sink unit, pull out and spray mixer tap and dishwasher. Rangemaster Professional Deluxe cooker inset into chimney recess with spotlights, extractor fan and timber mantle. Cornice, recessed ceiling lights, laminate tile effect flooring and French doors opening to the rear gardens sun terrace.



**Utility: 2.64m x 2.24m (8'8 x 7'4)**

Base unit with inset stainless steel sink unit, space and plumbing for washing machine and condensing dryer. Recessed ceiling lights, laminate tile effect flooring, double glazed window and external door opening to the side elevation. Door to shower room/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, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

**Shower Room/Wc: 2.18m x 1.55m (7'2 x 5'1)**

Fully tiled room comprising; double shower enclosure with electric unit, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights and obscure double glazed window to the rear elevation.



**Bedroom One: 4.39m x 3.40m (14'5 x 11'2)**

A lovely double bedroom with walk in bay window overlooking the rear of the house, providing ample space for a range of free standing bedroom furniture.



**Bedroom Two: 4.37m x 3.45m (14'5 x 11'4)**

Double room situated to the front of the house. Cornice, walk in bay window and laminate flooring.



**First Floor Landing**

Window to the side elevation and loft access hatch.



**Bedroom Three:  
2.31m x 2.08m (7'7 x 6'10)**

Ample sized third bedroom again overlooking the front of the house. Cornice, picture rail, built in wardrobes and laminate flooring.

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## Family Bathroom: 2.51m x 2.29m (8'3 x 7'6)

Fully tiled bathroom fitted with a pristine white suite comprising, P shaped shower bath with rainfall unit, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, wall mounted extractor fan, towel radiator and two obscure double glazed windows.



## Externally

To the front of the house the enclosed garden is laid to lawn. A lengthy driveway, leading to the detached garage, provides added off road parking facilities.

To the rear, the south facing garden is again laid to lawn with flower borders containing an array of mature plants and shrubs. A paved patio and large sun terrace provide ideal spots for 'al fresco' dining and entertaining.



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