



40 Waldron Street Bishop Auckland DL14 7DS

- 2 Bedroom Mid Terrace
- Town Centre Location
- ENCLOSED REAR GARDEN
- Ideal First Time Buy
- No Onward Chain
- VIEWING ESSENTIAL

Offers in The Region Of £79,950

43 Waldron Street

Rea Estates welcome to the sales market this spacious Two Bedroom end of terrace family home, situated within a popular 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.

Warmed via Gas Central Heating (new boiler installed Jan 2025) and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Vestibule, Lounge with open plan staircase rising to the first floor, Kitchen Diner, Utility Room and Family Bathroom.

To the first floor there are Two Double Bedrooms, one of which has an extensive range of fitted wardrobes.

Externally to the front of the property there is an enclosed forecourt whilst to the rear an enclosed landscaped garden. In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Vestibule

uPVC entrance door opening to vestibule with cornice to ceiling, dado rail to wall and door to:

Lounge: 14'07 max x 11'10 (4.45m x 3.61m)

A well-proportioned lounge with double glazed window to the front elevation, cornice to ceiling, dado rail to wall, feature marble fire surround housing a living flame gas fire, central heating radiator and staircase rising to the first floor. Door to kitchen diner.



Kitchen Diner: 10'08 x 9'10 (3.25m x 3m)

Fitted with an extensive range of base and wall units, complementary work surfaces, with inset one and a half bowl sink unit and tiled splash backs. Built in electric oven, hob and extractor hood. Cornice to ceiling, wall mounted combi boiler, central heating radiator, walk in under stair storage cupboard, window overlooking the rear garden, tiled 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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Utility Room

A versatile area providing space for fridge freezer and plumbing for automatic washing machine. Cornice to ceiling, central heating radiator, tiled flooring, door to bathroom, double glazed window and external door opening to the side elevation.



Bathroom

Fitted with a white suite comprising, panelled bath with tiled splash back and shower unit, low level w/c and pedestal wash hand basin. Cornice to ceiling, wall mounted extractor fan, central heating radiator, tiled flooring and opaque double glazed window.



First Floor Landing

Double glazed window to the rear elevation, cornice to ceiling, central heating radiator and loft access hatch. Doors to:

Bedroom One:

12'06 exc. robes x 11'11 (3.81m x 3.63m)

A double bedroom of generous proportions situated to the front of the house. Double glazed window, cornice to ceiling, feature fireplace, central heating radiator and wall to wall fitted robes with shelving and hanging rails.



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Bedroom Two: **9'10 x 7'10 (3m x 2.39m)**

A second double bedroom. Double glazed window to the rear, cornice to ceiling and central heating radiator.



Externally

To the front of the house there is a wall enclosed forecourt garden. To the rear, a low maintenance landscaped garden with flower border, decorative gravel and circular paved patio, providing ideal space for outside entertaining. Storage shed and gated access.



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