



## **1 Breckon Hill Butterknowle DL13 5QA**

- **2 Bedroom End of Terrace**
- **Fully Refurbished**
- **Open Views Front and Rear**
- **Village Location**
- **Rare To Sales Market**
- **No Onward Chain**

**Offers In Excess Of £130,000**

# 1 Breckon Hill, Butterknowle

Rea Estates offer to the sales market this Two Bedroom End of Terrace property situated in a much sought after semi rural location. Butterknowle is a small village in Teesdale, situated between the market towns of Bishop Auckland (7 miles to the east) and Barnard Castle (6 miles to the south-west). There are many public footpaths, both in the immediate area and surrounding countryside of Teesdale and nearby Weardale, making this a popular destination for walkers, being an Area of Outstanding Natural Beauty.

The property is a credit to the current vendor who has overseen an extensive refurbishment programme to include a re-wire, new uPVC double glazing, electric central heating, electric shower, multi fuel stove, internal doors, redecoration and flooring throughout. Externally the house has been re-rendered and painted.

The internal layout briefly comprises, Entrance Lobby with access to Office/Storage Area, Kitchen Diner, a spacious Lounge and Inner Hallway with staircase rising to the first floor, where there is a Family Bathroom and Two Double Bedrooms, both offering far reaching open views across the surrounding countryside. Externally to the rear of the property there is a wall enclosed garden.

In our opinion this ready to move into property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Entrance Lobby

uPVC entrance door to lobby with access to:

## Office/Storage Area: 10'01 x 3'10 (3.07m x 1.17m)

A versatile area that could be utilised for a number of purposes. Radiator and window to the side elevation.



## Kitchen Diner:

### 14'10 x 7'11 (4.52m x 2.41m)

Fitted with a range of base and wall units, inset sink unit, laminated work surfaces and tiled splash backs. Integrated electric oven and hob, space and plumbing for washing machine. Cornice to ceiling, under stair storage cupboard, window to the front elevation and open plan access to lounge.



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.

### **Lounge:**

**14'02 x 11'09 (4.32m x 3.58m)**

A beautifully appointed lounge boasting stunning open views. Cornice to ceiling, brick built fireplace with feature timber mantle and multi fuel stove, which creates a stunning focal point. Door to rear hallway.



### **Inner Hallway**

uPVC entrance door opening to garden and staircase rising to the first floor.

### **First Floor Landing**

Cornice to ceiling and doors to:

### **Bedroom One:**

**14'02 x 11'05 (4.32m x 3.48m)**

Double bedroom providing ample space for a range of free standing furniture. Cornice, radiator and two double storage cupboards, one of which houses electric central heating boiler.



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## **Bedroom Two:**

**12'07 max (narrowing to 9'06) x 8'11**

**3.84m (2.90m) x 2.72m**

Window overlooking the front of the house, again boasting far reaching open views, cornice and radiator.



## **Externally**

To the rear of the house there is a wall enclosed garden which is laid to lawn.



## **Bathroom:**

**6'04 x 5'05 (1.93m x 1.65m)**

Fitted with a white suite comprising; new electric shower unit over panelled bath, low level w/c and pedestal wash hand basin. Cornice, PVC wall cladding for ease of maintenance, heated towel radiator and obscure glazed window.



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