



12 McIntyre Terrace Bishop Auckland DL14 6HW

- **Substantial 4 Bedroom Detached Bungalow**
- **Within Walking Distance of Town Centre**
- **DOUBLE GARAGE**
- **2 Reception Rooms**
- **Gardens Front and Rear**
- **VIEWING ESSENTIAL**

Offers In The Region Of £240,000

12 McIntyre Terrace



A rare opportunity has arisen to purchase a substantial 4 Bedroom Detached Bungalow, situated within walking distance of Bishop Auckland Town Centre, which is home to the spectacular open air night show Kynren - An Epic Tale of England.

The bungalow is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. There are also excellent transport links with the A688 trunk road giving access to the A1M for travel North and South.

Designed for comfort and family living, all the rooms are generous proportions in both room size and ceiling height.

Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises, Central Reception Hallway running through the property and giving access to: a well proportioned Lounge, separate Dining Room, Breakfasting Kitchen, a Family Bathroom and Four Double Bedrooms.

Externally the bungalow has gardens to both the front and rear. A Driveway, providing added off road parking facilities, leads to a gravelled courtyard with Double Garage and Workshop.

In our opinion, bungalows of such proportions are rarely available to the market and therefore an internal inspection is essential to fully appreciate the accommodation on offer.

Reception Hallway

The sense of space is apparent on entering the reception hallway which travels through the length of the bungalow giving access to all of the living accommodation. Double glazed entrance door with opaque double glazed window, cornice to ceiling, two central heating radiators and loft access.



Lounge:

17'3 x 12'6 (5.26m x 3.81m)

A lovely room with lots of natural light flooding in through a large double glazed window to the front elevation. Cornice to ceiling, decorative corbels, television aerial point and double timber doors to dining room.





Breakfasting Kitchen: 17'0 x 12'6 (5.18m x 3.81m)

Fitted with an extensive range of base and wall units with complimentary laminated work surfaces over one and a half bowl sink unit and mixer tap. Free standing electric cooker point, space and plumbing for automatic washing machine. Cornice to ceiling, breakfast bar, central heating radiator, double glazed window and external door opening to the rear garden.



Dining Room: 17'0 x 12'6 (5.18m x 3.81m)

A room of generous proportions providing ample space for a family dining and entertaining. Cornice to ceiling, central heating radiator and double glazed sliding doors opening to the rear garden.



Bathroom

Fitted with a contemporary range of storage units and pristine white suite comprising, panelled bath, 'his and hers' twin wash hand basins inset to vanity unit and back to wall w/c. Separate double shower enclosure with mains fed shower. Cornice to ceiling, recessed lights, chrome heated towel, shaver point, tiled flooring and opaque double glazed window to the rear elevation.



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.

Bedroom One:
16'3 into robe x 10'2 (5m x 3.1m)

Double glazed window to the front elevation, cornice to ceiling, central heating radiator and fitted wardrobes.



Bedroom Two: 14'1 into robe x 9'2 (4.3m x 2.8m)

Double glazed window, cornice to ceiling, central heating radiator and fitted wardrobes.



Bedroom Three: 14'1 into robe x 9'10 (4.3m x 3m)

Double glazed window, cornice to ceiling, central heating radiator and fitted wardrobes.



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Bedroom Four: 10'2 x 9'2 (3.10m x 2.8m)

Situated to the rear of the bungalow, with double glazed window, cornice to ceiling, central heating radiator and fitted wardrobes.

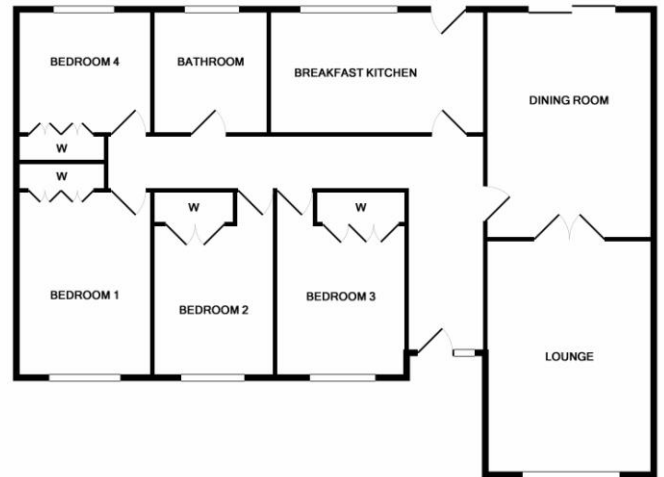


Externally

To the front of the property there is an enclosed garden which is laid to lawn with flower borders containing an array of plants and shrubs.

A driveway to the side of the property, leads to a gravelled courtyard, providing added off road parking facilities. There is also a double garage with attached workshop area.

The enclosed rear garden is again laid to lawn with well stocked flower borders. A paved patio provides an ideal spot for 'Al Fresco' dining.



12 MCINTYRE TERRACE, BISHOP AUCKLAND DL14 6HW
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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