



## 95 Woodhouse Lane Bishop Auckland DL14 6JU

- 3 Bedroom Period Property
- Sought After Location
- No Onward Chain
- Close To All Local Schools
- Excellent Transport Links
- Must Be Viewed

**Offers In Region Of £169,950**

# 95 Woodhouse Lane

Rea Estates welcome to the sales market this substantial 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 North East.

Retaining a wealth of original features, 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 uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, two spacious Reception Rooms and a Kitchen Diner.

To the first floor 3 Bedrooms and a Family Bathroom with separate W/c.

Occupying an extremely generous plot the property has gardens front and rear. A lengthy driveway providing added off road parking facilities, leads to a Detached Garage.

In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

## Entrance Hallway

The sense of space is apparent upon entering the hallway with cornice to ceiling, staircase rising to the first floor and under stair storage cupboard.



## Lounge: 14'10 into bay x 12'02 (4.52m x 3.71m)

A well proportioned reception room with walk in bay window to the front elevation, allowing lots of natural light to flood through, cornice, picture rail and feature fire surround housing gas fire.



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.

**Dining Room:**  
**12'10 x 11'10 (3.91m x 3.61m)**

Another light and spacious room that could be utilised as a second lounge or as a formal dining room. Timber fire surround with open fireplace, cornice, picture rail and double glazed door and window unit opening to the rear garden.



**Kitchen: 10'07 x 7'10 (3.23m x 2.39m)**

Fitted with a range of base and wall units with laminated work surfaces. Stainless steel sink unit, space and plumbing for automatic washing machine. Windows to both the rear and side elevations. Open plan to:

**Dining Area: 9'06 x 7'11 (2.90m x 2.41m)**

Providing ample space for a family size table and chairs. Floor mounted central heating boiler, built in storage cupboard and glazed external door opening to the side elevation.



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**First Floor Landing**

Window to the side elevation, cornice and picture rail. Doors to:

**Bedroom One: 15'0 into bay x 12'02 max**

A double bedroom of generous proportions with bay window to the front elevation, picture rail and chimney recess storage cupboards.



**Bedroom Two:  
12'11 x 11'10 (3.94m x 3.61m)**

A second double bedroom which overlooks the rear garden. Picture rail and chimney recess storage cupboard.



**Bedroom Three:  
8'05 x 7'11 (2.57m x 2.41m)**

Ample sized third bedroom situated to the front of the house.



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## Family Bathroom

Part tiled bathroom fitted with a panelled bath and pedestal wash hand basin. Built in storage cupboard, loft access hatch and obscure double glazed window.



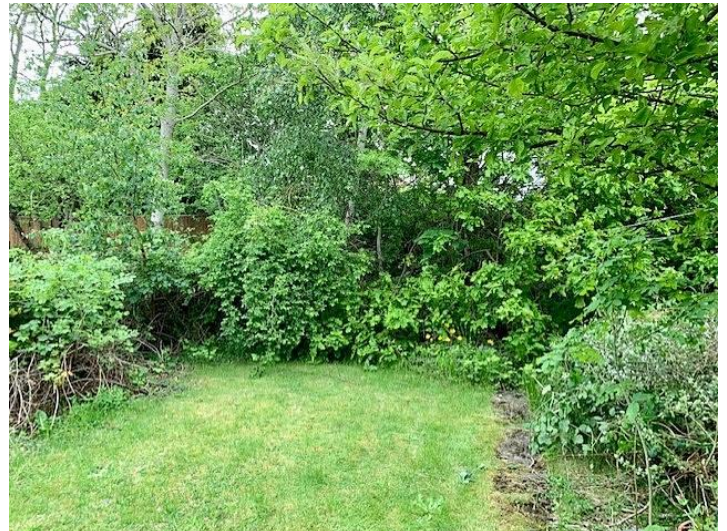
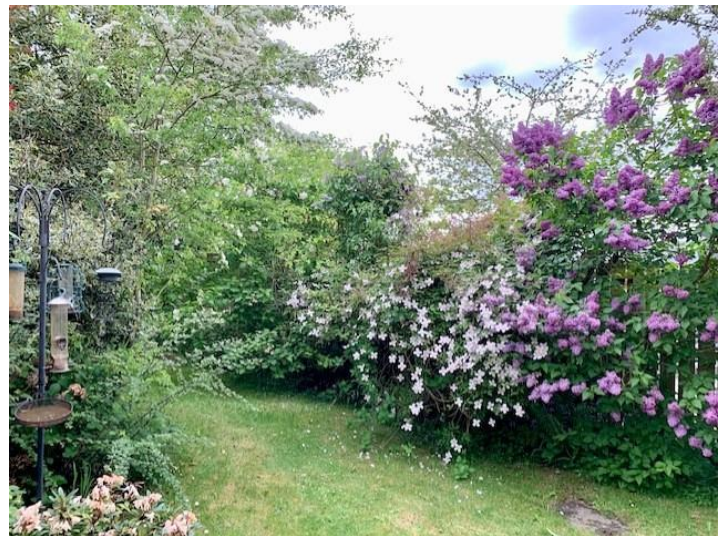
## Separate W/c

Part tiled walls, low level w/c and obscure double glazed window.

## Externally

To the front of the house there is an enclosed garden which is laid mainly to lawn with well stocked flower border. A lengthy driveway providing added off road parking, leads to a detached garage.

To the rear, a private and enclosed garden again laid to lawn with an abundance of mature plants, shrubs and a variety of fruit trees to include apple, plum, pear and cherry.



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