



49 St. Catherines Way Bishop Auckland DL14 6DE

- 3 Bedroom Detached Family Home
- Immaculately Presented Throughout
- Detached Garage and Driveway
- Sought After Location
- Excellent Transport Links
- No Onward Chain

Offers In The Region Of £174,950

49 St. Catherines Way



It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 3 Bedroom Semi Detached Family Home, situated within a much sought after residential development. 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.

This ready to move into property is a credit to the current vendors who have redecorated and have laid new carpets and floor coverings throughout.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, Lounge and Kitchen Diner with French doors opening to the rear garden.

To the first floor there is a Family Bathroom and three ample sized Bedrooms, the Master of which has En-Suite facilities.

Occupying an extremely generous corner plot, the property has gardens to three sides. A garage and driveway provide off road parking facilities.

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 Hallway

Glazed composite entrance door opening to hallway, with cornice to ceiling, central heating radiator and staircase rising to the first floor. Doors to:

Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Cornice to ceiling, central heating radiator and obscure double glazed window to the front elevation.

Lounge: 14'04 x 11'10 (4.37m x 3.61m)

A well-proportioned lounge with window to the front elevation, benefitting from not being overlooked. Cornice to ceiling, central heating radiator and television aerial point.



Kitchen Diner:

17' 11" x 12' 1" (5.46m x 3.68m)

The kitchen diner provides ample space for family dining and entertaining. Fitted with a contemporary range of base and wall units, with complementary surfaces and inset one and a half bowl sink unit with central mixer tap. Integrated dishwasher, electric oven, gas hob and chimney style extractor hood. Space and plumbing for automatic washing machine. Cornice to ceiling, radiator, window and patio doors opening to the rear garden.



First Floor Landing

Cornice to ceiling, storage cupboard and loft access hatch. Doors to:

First Floor Landing

Cornice to ceiling, storage cupboard and loft access hatch. Doors to:

Master Bedroom:

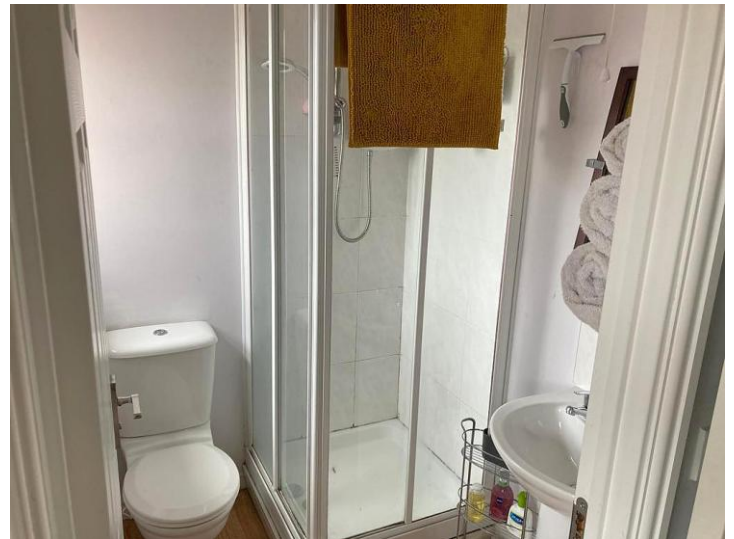
12' 7" max x 11' 2" (3.84m x 3.40m)

A room of generous proportions providing ample space for a range of furniture. Cornice to ceiling, window to the front elevation and central heating radiator.



En-Suite

Comprising, corner shower enclosure, low level w/c and pedestal wash hand basin. Cornice, ceiling mounted extractor fan, central heating radiator and obscure double-glazed window.



Bedroom Two:

10' 1" x 9' 8" (3.07m x 2.95m)

A second double bedroom which overlooks the rear garden. Cornice to ceiling and central heating radiator.



Bedroom Three:

10' 1" x 7'11" (3.07m x 2.41m)

Ample sized third bedroom again overlooking the rear of the house. Cornice and central heating radiator.



Family Bathroom

Fitted with a pristine white suite comprising, panelled bath with tiled splash backs, low level w/c and pedestal wash hand basin. Cornice to ceiling, wall mounted extractor fan, central heating radiator and obscure double glazed window to the rear elevation.



Externally

To the front of the property there is a low maintenance open plan garden. Gated side access opens to the private and enclosed rear garden, which is laid to lawn with patio area. A garage and driveway provide ample off road parking facilities.



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.