



## 44 Woodhouse Lane Bishop Auckland DL14 6JY

- 2 Bedroom Semi Detached
- Ready To Move Into
- Sought After Location
- Close To All Local Schools
- New Roof 2022
- No Onward Chain

**Offers In The Region Of £95,000**

# 44 Woodhouse Lane

Rea Estates welcome to the sales market this Two Bedroom Semi Detached property 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 schools, shopping and recreational facilities. The A68 and A1 (M) are within easy reach offering excellent transport links. Immaculately presented, the property is warmed via Gas Central Heating and benefits from uPVC Double Glazing throughout. The accommodation briefly comprises, Entrance Hallway, Lounge/Diner and Fitted Kitchen. To the first floor there are Two Double Bedrooms and a Family Bathroom.

Occupying a generous plot, the property has landscaped gardens to front, side and rear.

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.

**NB:** The current vendors have advised us that a new roof was installed in 2022.

## Entrance Hallway

Composite entrance door opening to hallway with cornice to ceiling, staircase rising to the first floor with under stair storage, window to the side elevation, central heating radiator and tiled flooring (which continues throughout the ground floor)



## Lounge/Diner: 19'01 x 8'11 (5.7m x 2.72m)

A well-proportioned dual aspect room with windows to both the front and rear elevations, allowing lots of natural light to flood through. Cornice to ceiling, feature wall mounted remote controlled electric fire and two radiators.



**Kitchen:****9'07 x 7'09 (2.92m x 2.36m)**

Fitted with a modern range of base and wall units with complementary work surfaces and tiled splash backs. Integrated fridge, dishwasher, electric oven, hob and contemporary extractor hood. One and a half bowl sink unit, space and plumbing for automatic washing machine. Double glazed window overlooking the rear garden and external glazed door opening to the side elevation.

**First Floor Landing**

Window to the side elevation and doors to:

**Bedroom One:****14'07 x 9'0 (4.45m x 2.74m)**

A double bedroom of generous proportions situated to the front of the house. Built in storage cupboard and radiator.

**Bedroom Two:****11'04 x 9'10 (3.45m x 3.0m)**

A second double bedroom with double glazed window to the rear elevation, radiator and built in storage cupboard housing combi boiler.



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.

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## Bathroom

Fully tiled bathroom fitted with a white suite comprising, electric shower and bi fold screen over panelled bath, back to wall w/c and wash hand basin inset to vanity storage unit. Recessed ceiling lights, chrome heated towel rail and obscure double glazed window.



## Externally

The property has gardens to three sides, the front being designed for ease of maintenance with decorative gravel. To the side the garden is laid to lawn with flower borders containing an array of mature plants, trees and shrubs. Gated access to the rear where there is a brick built storage shed with power and lighting, raised flower bed and gated access to the rear lane.

**NB: Parking is on street to the rear of the property (there is no scope to put gates on the rear garden to allow off road parking due to the contour of the land)**



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