



8 Hexham Street Bishop Auckland DL14 7PU

- 3 Bedroom Period Townhouse
- Sought After Town Centre Location
- Rare To Sales Market
- 2 Reception Rooms
- Stunning Open Views
- No Onward Chain

Offers In The Region Of £109,950

8 Hexham Street

Rea Estates are delighted to be appointed as selling agents to this substantial 3 Bedroom Period Property situated within a sought after area of Bishop Auckland, approximately 13 miles Southwest of the City of Durham.

Newcastle-Upon-Tyne is approximately 35 miles away and there are good transport links with the A689 trunk road giving direct access to the A1. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity.

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, the internal layout briefly comprises: Entrance Vestibule, Hallway with staircase rising to the first floor, two well-proportioned Reception Rooms, Kitchen, Rear Hallway and Ground Floor Bathroom.

To the first floor there are 3 ample sized Bedrooms.

Externally to the front of the property there is an enclosed forecourt garden and to the rear an enclosed courtyard with gated access.

In our opinion this deceptively spacious property, which is offered for sale with no onward chain, would suit a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Vestibule

Composite entrance door opening to vestibule with glazed timber door to:

Hallway

Staircase rising to the first floor and central heating radiator.



Lounge:

14'08 into bay x 13'07 (4.47m x 4.14m)

A room of generous proportions with a great deal of natural light, having a walk in bay window to the front elevation which also benefits from not being directly overlooked.

Tiled fireplace and central heating radiator.



Second Reception/Dining Room:

16'05 x 13'10 (5.0m x 4.22m)

Situated to the rear of the house, providing ample space for family dining and entertaining. Stone built fire surround with gas supply, under stair storage cupboard, radiator and door to kitchen.



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.

Kitchen:**7'11 x 6'10 (2.41m x 2.08m)**

Stainless steel sink unit with central mixer tap, space and plumbing for washing machine and free standing gas cooker point. Wall mounted central heating boiler, window to the side elevation and door to rear hallway.

**Rear Hallway**

Glazed uPVC door to rear courtyard and door to:

Bathroom:**6'10 x 5'05 (2.08m x 1.65m)**

Tiled bathroom comprising, electric shower over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and central heating radiator.

**First Floor Landing**

Loft access hatch and doors to:

Bedroom One:**16'07 x 12'0 (5.05m x 3.66m)**

An extremely spacious double bedroom situated to the front of the house with two windows, offering far reaching open views across the surrounding countryside. Central heating radiator.

**Bedroom Two:****10'10 x 9'11 (3.30m x 3.02m)**

A second double bedroom. Window to the rear elevation and radiator.



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Bedroom Three:

14'0 x 6'04 (4.27m x 1.93m)

Ample sized third bedroom with window to the rear elevation, radiator and walk in storage cupboard.



Externally

To the front of the house there is a low maintenance paved forecourt garden and to the rear an enclosed courtyard with gated access.



Open views across Newton Cap Viaduct and the surrounding countryside.