



5 Duke Street Bishop Auckland DL14 6HN

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Double Glazing
- Close To Town Centre
- Ideal First Time Buy
- NO ONWARD CHAIN

Offers In The Region Of £74,950

5 Duke Street

Rea Estates offer to the sales market this deceptively spacious 2 Bedroom Mid Terrace Family Home, 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 town itself offers a range of schools, shopping and recreational facilities and provides excellent transport links to the A1 (M) for travel both North and South.

Warmed via Electric Storage Heaters and benefitting from Double Glazing, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Lounge with sliding doors opening to a well proportioned Dining Room, Fitted Kitchen, Rear Hallway and Shower Room/Wc.

To the first floor there are Two Double Bedrooms and a Bathroom.

Externally to the front of the house there is a block paved garden and to the rear, an enclosed courtyard with access to the rear lane.

In our opinion this property should prove of interest to a variety of purchasers and therefore an early viewing is recommended.

Ground Floor

Entrance Hallway

Glazed entrance door to hallway with dado rail to wall, staircase rising to the first floor and laminate flooring. Door to:

Dining Room:

13'03 x 12'06 (4.04m x 3.81m)

The dining room provides ample space for a family size table and chairs. Cornice to ceiling, dado rail, double glazed window to the rear elevation, door to kitchen and sliding doors to lounge.



Lounge:**12'08 ex bay x 12'05 (3.86m x 3.78m)**

Walk in bay window to the front elevation, allowing lots of natural light to flood the room, cornice, stone built fire surround, two wall light points and laminate flooring.

**Kitchen:****13'2 x 6'10 (4.01m x 2.08m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric eye level oven in housing unit, electric hob and extractor hood. Stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine. Under stair storage cupboard, window to the side elevation and access to rear hallway.

**Rear Hallway**

Space for fridge/freezer and external door opening to the rear courtyard. Door to:

Shower Room/Wc

Double shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Obscure double glazed window to the side 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.

First Floor Landing

Double glazed window to the side elevation, spindle balustrade and doors to:

Bedroom One: 13'01 ex robes x 12'09 (3.99m x 3.89m)

An extremely spacious double bedroom with two double glazed windows overlooking the front of the house and fitted wardrobes.



Bedroom Two: 13'03 x 9'05 (4.04m x 2.87m)

A second double room with double glazed window to the rear and built in cupboard housing water tank.



Bathroom:

8'06 x 7'01 (2.59m x 2.16m)

Comprising; panelled bath, low level w/c and pedestal wash hand basin. Double glazed window to the side elevation.



Externally

To the front of the house there is an enclosed low maintenance garden with gated access, to the rear an enclosed courtyard with outbuilding for added storage facilities.



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