



25 West Road Bishop Auckland DL14 7PP

- 3 Bed Mid Terrace
- Town Centre Location
- NO ONWARD CHAIN
- Excellent Transport Links
- Close To Schools and Amenities
- IDEAL FIRST TIME BUY

Offers In The Region Of £64,950

25 West Road

Rea Estates welcome to the sales market this 3 Bedroom Mid Terrace property (originally a 2 Bed and converted into 3 by the current vendor) situated within Bishop Auckland Town Centre, 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.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing (replaced in 2022) the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, a well proportioned Lounge, inner Hallway with door to Cellar and open plan access to Kitchen.

To the first floor there is a Family Bathroom and Three Bedrooms.

Externally the property has a forecourt garden to the front and a shared yard to the rear.

We feel that this property, which is offered for sale with no onward chain, should prove of great interest to both first time buyers and investors alike and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door opening to hallway with central heating radiator and staircase rising to the first floor. Door to:

Lounge:

15'06 x 12'07 (4.72m x 3.84m)

A spacious lounge with double glazed window to the front elevation, feature fire surround, picture rail to wall, two wall light points, central heating radiator housed in decorative cover and door to inner hallway.



Inner Hallway

Space for fridge freezer, uPVC door to cellar. Open plan to:

Kitchen: 10'01 x 5'09 (3.07m x 1.75m)

Base, wall and drawer units with laminated work surfaces and tiled splash backs. Integrated gas hob, electric oven, one and a half bowl sink unit, space and plumbing for automatic washing machine. Double glazed window and external door opening to the side elevation.



First Floor Landing

Loft access hatch and doors to:

Bathroom

Comprising, mains fed shower over panelled bath, low level w/c and wash basin with storage unit. Recessed ceiling lights, extractor fan and radiator.



Bedroom One:

12'08 x 9'10 (3.86m x 3.0m)

A well proportioned double bedroom situated to the front of the house. Double glazed window, radiator and built in storage cupboard.



Bedroom Two:

9'09 x 9'06 (2.97m x 2.90m)

Feature fireplace, radiator and double glazed window to the side elevation.

Bedroom Three:

9'11 x 6'06 (3.02m x 1.98m)

Double glazed window to the side elevation, radiator and built in storage cupboard housing central heating boiler.

Externally

To the front of the property there is a courtyard garden and to the rear a shared yard.

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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