



## 134 Oakley Green West Auckland, DL14 9JE

- 3 Bed End of Terrace
- Garage
- Open Views to Rear
- Close To Schools and Local Amenities
- Ideal First Time Buy
- No Onward Chain

**£70,000**



# 134 Oakley Green

Rea Estates welcome to the sales market this Three Double Bedroom End of Terrace family home, situated within a popular residential development in the village of West Auckland, just a short drive away from the ever expanding Tindale Crescent Retail Park, offering a range of retail stores and supermarkets. The village itself has two primary schools and a broader range of schools and recreational facilities can be found in both Bishop Auckland and Barnard Castle.

West Auckland is also an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for those outdoor enthusiasts the perfect location to explore, Hamsterley Forest, Durham Dales and the Weardale Valley, which is an Area of Outstanding Natural Beauty. Benefitting from uPVC Double Glazing, the internal layout briefly comprises, Rear Entrance Porch, Hallway with staircase rising to the first floor, Cloakroom/Wc, Kitchen and open plan Lounge/Diner. To the first floor there is a Wet Room/Wc and Three Double Bedrooms.

Externally to the front of the house there is an enclosed garden, which is laid to lawn. To the rear an enclosed yard with double gates, to allow added off road parking facilities and a Garage.

In our opinion this 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.

## **Rear Entrance Porch**

Glazed entrance door opening to porch, which provides access to a walk in storage cupboard and pedestrian door to garage. Door to:

## **Hallway**

uPVC glazed entrance door to hallway with staircase rising to the first floor.



## **Ground Floor Cloakroom/Wc**

Comprising, low level w/c and wash hand basin. Obscure glazed window to the rear.

## **Kitchen**

Base and wall units, laminated work surface and tiled splash backs. Inset stainless steel sink unit, free standing gas cooker point. Double glazed window to the front elevation and cupboard housing warm air heating unit. Open plan access to dining room.





### **Dining Room**

The dining room has a double glazed window to the front elevation and provides ample space for a family size table and chairs. Archway to:

### **Lounge**

Door returning to hallway, double glazed French door with side panel opening to the front garden.



### **First Floor Landing**

Doors to:

### **Bedroom One**

A well proportioned double bedroom, overlooking the rear of the house, benefitting from open views across the surrounding countryside. Two built in storage cupboards, one of which houses water tank.



### **Bedroom Two**

Double glazed window to the front elevation and built in storage cupboard with hanging rail.



### **Bedroom Three**

A third double bedroom, again situated to the front of the house with built in storage cupboard.



# 134 Oakley Green

## Wet Room/Wc

Comprising, electric shower unit, low level w/c and pedestal wash hand basin. Built in storage cupboard and obscure double glazed window.



## Externally

To the front of the house there is an enclosed garden, which is laid to lawn. To the rear, a garage with up and over door and an enclosed yard, with double gates to allow added off road parking facilities.



Open Views to Rear

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.