



63 Salisbury Place Bishop Auckland DL14 7NB

- 3 Bedroom Mid Terrace
- Sought After Town Centre Location
- NO ONWARD CHAIN
- Two Reception Rooms
- Close To Schools and Amenities
- VIEWING ESSENTIAL

Offers In The Region Of £120,000

63 Salisbury Place

Rea Estates welcome to the sales market this deceptively spacious 3 Bedroom Mid Terraced Family Home, situated in a convenient and popular location 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 property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1(M) are within easy reach offering excellent transport links to neighbouring towns and commercial centres of the North East.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Two Reception Rooms and a Fitted Kitchen. To the first floor there are 3 ample sized Bedrooms, a Family Bathroom and separate W/c.

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

In our opinion this family home, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

Composite entrance door opening to hallway with staircase rising to the first floor, dado rail, radiator and under stair storage cupboard.



Lounge: 15'04 x 11'11 (4.67m x 3.63m)

A well proportioned lounge situated to the front of the house. Double glazed window, cornice to ceiling, radiator and feature fire surround housing an electric remote controlled fire.



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.

**Second Reception Room/Dining Room:
13'02 x 12'04 (4.01m x 3.76m)**

A versatile room that could be utilised as a second sitting room or as a formal dining room. Double glazed window to the rear, cornice, dado rail, two wall light points, radiator and timber fire surround housing gas fire.



**Kitchen:
12'0 x 7'11 (3.66m x 2.41m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Free standing gas/electric cooker point, inset stainless steel sink unit, space and plumbing for automatic washing machine. Recessed ceiling lights, radiator, tiled flooring, double glazed window and external door opening to rear courtyard.



First Floor Landing

Two built in storage cupboards, one of which houses water tank and the other with loft access hatch. Dado rail and radiator.



Bathroom: 8'05 max x 7'11 (2.57m x 2.41m)

Fully tiled bathroom comprising; electric shower and bi-fold screen over panelled bath and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome towel radiator and obscure double glazed window.



Separate W/c

Fully tiled walls, recessed ceiling lights, low level w/c and obscure double glazed window.

Bedroom One: 11'11 x 11'05 (3.63m x 3.48m)

Double bedroom providing ample space for a range of free standing bedroom furniture. Double glazed window to the front elevation and radiator.



Bedroom Two:

13'04 x 12'04 (4.06m x 3.76m)

A second double bedroom which overlooks the rear of the house. Double glazed window and radiator.



Bedroom Three: 8'06 x 8'0 (2.59m x 2.44m)

Ample sized third bedroom with double glazed window to the front elevation, cornice and radiator.



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Externally

To the rear of the property there is a courtyard with gated access to the rear lane. To the front, a low maintenance wall enclosed forecourt, which benefits from being south facing.



Front Forecourt



Rear Courtyard

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