



19 Wear View Byers Green DL16 7PP

- 2 Bedroom Mid Link Family Home
- Village Location
- Ideal First Time Buy
- 2 Double Bedrooms
- Conservatory
- Garden and Off Road Parking

Offers In Region Of £82,950

19 Wear View



Rea Estates welcome to the sales market this 2 Bedroom Mid Link property, situated within the semi-rural village of Byers Green, which is to the north of Bishop Auckland, between Willington and Spennymoor, surrounded by open countryside. The historic City of Durham is approximately 9 miles away and Newcastle upon Tyne approximately 29 miles away.

The growth in popularity of property in this area in recent times reflects the combination of tranquil natural surroundings combined with accessibility and ease of commuting.

The property has uPVC Double Glazing throughout and is warmed via Gas Central Heating (new boiler installed October 2023)

The accommodation briefly comprises; Entrance Hall, Lounge with French doors opening to the Conservatory and Kitchen/Breakfast Room.

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

Externally to the front of the property there is an open plan low maintenance garden, providing off road parking facilities.

To the rear, an enclosed garden which is laid to lawn. A paved patio provides an ideal spot for outdoor dining and entertaining.

In our opinion, this ready to move into family home 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.

Hallway

Glazed entrance door to hallway with staircase rising to the first floor and doors to:

Kitchen/Breakfast Room: **16'5 max x 12'0 (5m x 3.67m)**

Fitted with a contemporary range of base, drawer and wall units with complementary work surfaces. One and a half bowl sink unit, space and plumbing for automatic washing machine. Integrated fridge freezer, electric oven, gas hob and stainless steel extractor hood. Recessed ceiling lights, radiator, under stair storage cupboard, laminate flooring, window and external door opening to the rear garden.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Lounge:**16'4 x 10'0 (4.98m x 3.05m)**

A light and spacious lounge with cornice to ceiling, recessed lights, bay window to the front elevation, bamboo wood flooring, two central heating radiators and French doors opening to the conservatory.

**Conservatory:****9'06 x 8'01 (2.90m x 2.46m)**

Central heating radiator, bamboo flooring and French door opening to a paved patio.

**First Floor Landing**

Window overlooking the rear garden and cupboard housing gas central heating boiler. Doors to:

**Bathroom**

Fully tiled bathroom fitted with a white suite comprising, electric shower and glass screen over panelled bath, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome towel radiator and obscure double glazed window.



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Bedroom One: 16'5 x 9'9 (5.0m x 2.97m)

A lovely dual aspect bedroom with windows to both front and rear, providing ample space for a range of free standing bedroom furniture.

**Bedroom Two: 10'2 x 9'2 (3.10m x 2.79m)**

A second double bedroom which is situated to the front of the house. Cornice to ceiling and fitted wardrobe.

**Externally**

To the front of the house there is an open plan garden, designed for ease of maintenance and to allow off road parking. To the rear, an enclosed garden which is laid mainly to lawn and a paved patio area.



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