



## 33 Copeland Road West Auckland DL14 9JZ

- Double Fronted 3 Bedroom Family Home
- Generous Corner Plot
- Excellent Transport Links
- Off Road Parking Facilities
- Ideal First Time Buy Or Investment
- No Onward Chain

**Offers In Excess Of £70,000**

## 33 Copeland Road

Rea Estates offer to the sales market this 3 Bedroom Semi Detached Family Home, occupying a generous corner plot within a popular residential development. The village of West Auckland is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for the outdoor enthusiasts, the perfect location to explore Hamsterley Forest, Durham Dales and the Weardale Valley, which is an area of Outstanding Natural Beauty. The area offers a range of schools, healthcare facilities and the ever expanding Tindale Crescent Retail Park is within walking distance. A further range of schools, shopping and recreational facilities can be found in Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout the internal layout briefly comprises; Entrance Hall, Two Reception Rooms and Kitchen.

To the first floor, 3 Bedrooms and a Family Bathroom. Externally the property has gardens front and rear with ample off road parking facilities.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to both first time buyers and investors alike.

### Entrance Hall

Composite entrance door opening to hall with staircase rising to the first floor and doors to:

### Lounge: 16'10 x 11'9 (4.88m x 3.59m)

A dual aspect lounge with double glazed windows to both front and rear, allowing lots of natural light to flood through. Timber fire surround, wall light, central heating radiator and door to kitchen.



**Kitchen:****15'6 x 6'6 (4.73m x 1.98m)**

Fitted with a range of base and wall units with laminated work surfaces. Free standing electric cooker point, inset stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Door to second reception room, double glazed window and external door opening to the rear garden.

**Second Reception Room:****12'4 x 9'0 (3.75m x 2.74m)**

A second reception room that could be utilised as a formal dining room or for a number of purposes. Double glazed window to the front elevation, radiator and door to kitchen.

**First Floor Landing**

Double glazed window to the rear elevation, radiator and loft access hatch. Doors to:

**Bedroom One:****11'11 x 10'11 (3.63m x 3.34m)**

Double glazed window overlooking the front of the house, cornice to ceiling, radiator, storage cupboard housing central heating boiler and a walk in wardrobe with shelves, hanging rail and obscure double glazed window.

**Bedroom Two:****12'6 x 9'1 (3.80m x 2.76m)**

A second double bedroom again situated to the front of the house. Double glazed window, cornice and radiator.



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## **Bedroom Three:**

**9'5 x 6'7 (2.88m x 2.0m)**

Ample sized third bedroom with double glazed window to the rear and radiator.

## **Bathroom:**

**9'0 x 4'08 (2.74m x 1.42m)**

Part tiled bathroom comprising; mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and radiator.



## **Externally**

To the front and side of the house the garden is laid mainly to lawn. A driveway provides off road parking facilities. To the rear, the enclosed garden is paved is paved for ease of maintenance.

