



52 Rush Park Etherley Dene, Bishop Auckland DL14 6NS

- 3 Bedroom Detached Bungalow
- Situated Within Quiet Cul-De-Sac
- Solar Panels Included
- Occupying Generous Plot
- Detached Office/Storage Room
- Off Road Parking Facilities

**Reduced to Offers In The Region Of
£244,950**

52 Rush Park



Rea Estates welcome to the sales market this 3 Bed Detached Bungalow situated at the head of a quiet cul-de-sac within the much sought after Etherley Dene area of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England' The property is situated within close proximity to a comprehensive range of schools, shopping and recreational facilities and also has excellent transport links with the A688 trunk road giving access to the A1M and the major commercial centres of the Northeast. The historic City of Durham is approximately 12 miles away, Darlington 13 miles and Newcastle-Upon-Tyne approximately 30 miles away.

The property is warmed via Gas Central Heating, benefits from uPVC Double Glazing throughout and the current vendors replaced the roof in 2021 and had Solar Panels fitted.

The internal layout briefly comprises; Entrance Hall, Fitted Kitchen, a well proportioned Lounge Diner, Inner Hallway, Wet Room/Wc and 3 Double Bedrooms, one of which has a Cloakroom/Wc.

Boasting a generous corner plot the property has an enclosed garden to the rear, which is laid to lawn. A decked patio provides ample space for a range of outdoor furniture. There is also a timber framed workshop and separate storage shed. The former garage has been converted, providing an extremely versatile room complete with cloakroom/wc, which could be utilised as an office or for a number of purposes. The front of the bungalow has been designed for ease of maintenance, providing off road parking facilities for a number of vehicles.

In our opinion this property should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

Glazed entrance door opening to hall with cornice to ceiling and doors to:

Fitted Kitchen:

11'3 x 8'5 max (3.43m x 2.57m)

Fitted with a range of base and wall units with complementary work surfaces. Integrated electric oven and hob, inset stainless steel sink unit with central mixer tap, space and plumbing for dishwasher. Contemporary central heating radiator, two double glazed windows and external door opening to the side elevation.



Lounge Diner:

19'8 max x 13'06 (5.79m x 4.11m)

A lovely light and spacious room situated to the front of the house. Cornice to ceiling, central heating radiator and feature fire surround housing an electric fire. Door to inner hallway.



Inner Hallway

The hallway provides access to the fully insulate loft space which houses the gas central heating boiler. A built in storage cupboard in the hallway has a second filling loop for the boiler.

Bedroom One:

13'0 x 9'8 (3.96m x 2.95m)

The first of three double bedrooms all of which overlook the enclosed rear garden.

Cloakroom/Wc

Fitted with a back to wall w/c with combined wash hand.



Bedroom Two:

10'7 x 7'11 (3.23m x 2.41m)

Double glazed window to rear and central heating radiator.



Bedroom Three:

9'9 x 7'7 (2.97m x 2.31m)

Double glazed window to the rear and central heating radiator.



Wet Room/Wc

Comprising, electric shower unit, low level w/c and pedestal wash hand basin. Ceiling mounted extractor fan, chrome towel radiator and obscure double glazed window to the side elevation.



Externally

To the rear of the bungalow there is an enclosed garden, which is laid to lawn. A raised timber patio, part of which is covered, provides an ideal spot for outside dining and entertaining. A useful workshop is accessible from the patio and provides further storage for garden tools, furniture etc. The garden to the side is paved for ease of maintenance and houses a further timber framed storage shed. A pedestrian door opens to the former garage, which could be utilised as a home office or for a number of purposes, with w/c and wash hand basin. The front of the bungalow provides off road parking facilities for a number of vehicles.



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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Garage Conversion

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