



49 Front Street West Auckland DL14 9HL

- 3 Bedroom End Of Terrace
- Ready To Move Into Family Home
- Ideal First Time Buy
- Overlooking Village Green
- Close To Local Amenities
- Enclosed Rear Garden

Offers In The Region Of £94,950

49 Front Street



Rea Estates offer to the sales market this ready to move into 3 Bedroom Family Home, overlooking the historic village green in the heart of West Auckland.

The village of West Auckland is reputed to have one of the largest village greens in the country, lined with 17th and 18th century buildings and is famously the 'Home of the First World Cup', as its football team were the winners of the Sir Thomas Lipton Trophy, one of the first international footballing competitions.

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 those outdoor enthusiasts the perfect location to explore, Hamsterley Forest, Durham Dales and the Weardale Valley, which is an Area of Outstanding Natural Beauty.

The ever expanding Tindale Crescent Retail Park is a short drive away and a comprehensive range of schools, shopping and recreational facilities can be found in Bishop Auckland, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Utility/Cloakroom Wc and an open plan Kitchen Diner/Lounge.

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

Externally to the rear of the property there is an enclosed garden, which is laid to lawn and to the front, a low maintenance forecourt.

In our opinion this property, 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

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, under stair storage and doors to:

Utility/ Cloakroom

Fitted with a low level w/c and wash hand basin inset to vanity unit. Space and plumbing for automatic washing machine. Recessed ceiling lights, storage unit and obscure double glazed window to the front elevation.



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.

Kitchen Diner:

21'08 x 9'04 (6.40m x 2.84m)

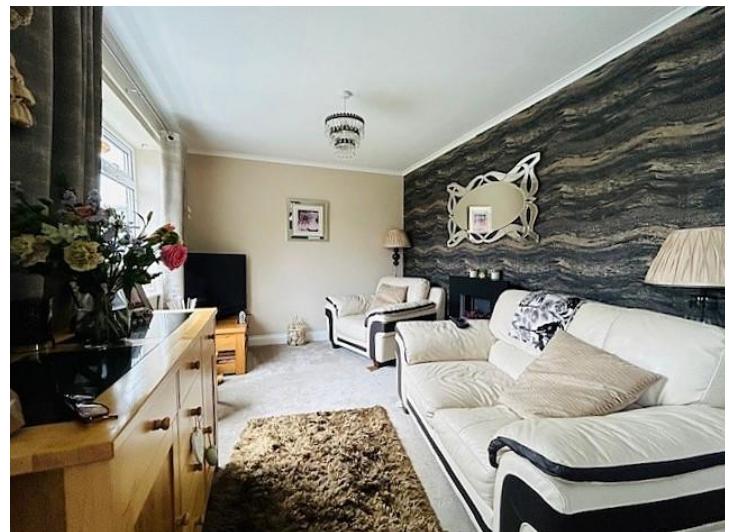
Fitted with a range of base and wall units, complementary work surfaces, inset one and a half bowl sink unit.

Integrated eye level electric oven, electric hob with stainless steel extractor hood. Double glazed window to the front elevation, two vertical central heating radiators, French doors opening to the rear garden. Open plan access to lounge.



Lounge: 11'09 x 9'04 (3.58m x 2.84m)

A light and spacious lounge with cornice to ceiling and double glazed window to the rear elevation.



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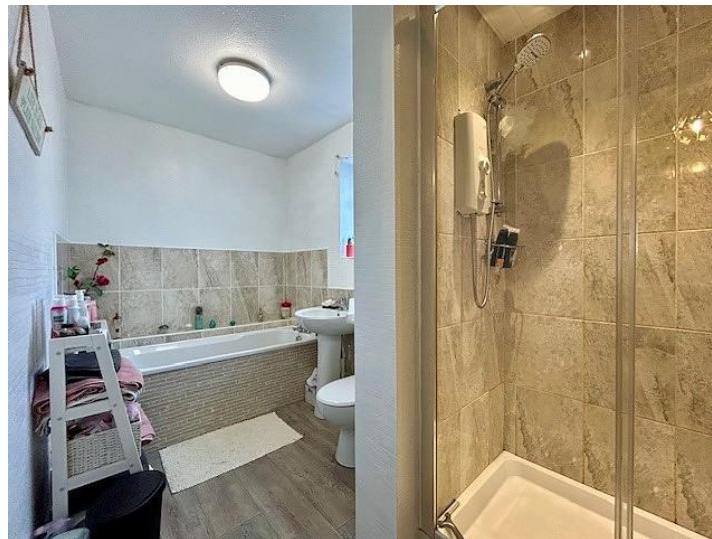
First Floor Landing

Doors to:

Family Bathroom:

11'08 max x 5'09 (3.56m x 1.75m)

Part tiled bathroom comprising, double shower enclosure with electric unit, panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window and loft access hatch.



Bedroom One:

11'09 x 9'06 (3.58m x 2.90m)

Double bedroom situated to the rear of the house. Built in storage cupboard with hanging rail and laminate flooring.



Bedroom Two:

12'08 max x 9'08 (3.86m x 2.95m)

A second double bedroom again overlooking the rear of the house. Built in storage cupboard with hanging rail.



Bedroom Three:

9'08 x 8'09 (2.95m x 2.67m)

Double glazed window overlooking the village green and storage cupboard housing gas central heating boiler.

Externally

To the rear of the house there is an enclosed garden, which is laid to lawn. A paved patio provides ample space for outdoor dining and entertaining. A brick built outhouse provides added storage facilities.

To the front, a low maintenance forecourt.



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