



26 Katrine Walk West Auckland DL14 9UA

- 3 Bedroom Mid Terrace
- Ready To Move Into Family Home
- Ideal First Time Buy
- Close To Local Amenities
- Enclosed Rear Garden
- MUST BE VIEWED

Offers In The Region Of £94,950

26 Katrine Walk



Entrance Hallway

Composite entrance door opening to hallway with staircase rising to the first floor, cornice to ceiling, window to the front elevation, two built in storage cupboards, LVT flooring and central heating radiator.



Rea Estates welcome to the sales market this ready to move into 3 Bedroom Family Home, situated within a sought after residential development.

The village of West Auckland 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, Cloakroom Wc, Kitchen Diner and a well proportioned Lounge overlooking the rear garden.

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

Externally to the rear of the property there is an enclosed garden and a large timber framed storage unit. To the front, a paved forecourt garden.

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



Cloakroom/Wc

Obscure double glazed window to the front elevation, low level w/c, wash hand basin and radiator.

Kitchen Diner:**18'0 x 8'06 (5.64m x 2.59m)**

Fitted with a contemporary range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Integrated dishwasher, eye level electric oven, hob and extractor hood. Cornice, recessed ceiling lights, window to the front elevation and radiator.



The breakfast bar provides an ideal spot for family dining.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

Lounge:

15'08 x 10'08 (4.78m x 3.25m)

A spacious lounge with French doors opening to the rear garden, allowing lots of natural light to flood through. The focal point of the room is a bespoke media wall, designed to house television, speakers and gaming consoles. Cornice, recessed ceiling lights and radiator.



First Floor Landing

Cornice, loft access hatch and two built in storage cupboards, one of which houses the central heating boiler. Doors to:

Bedroom One:

12'08 x 8'09 (3.86m x 2.67m)

Double bedroom situated to the rear of the house. Cornice, window overlooking the garden, radiator and double doors opening to a walk in wardrobe with hanging rail and shelving.



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Bedroom Two:

11'08 x 8'10 (3.56m x 2.69m)

A second double bedroom with window to the front elevation, cornice, radiator and fitted wardrobes.



Bedroom Three:

9'08 x 6'08 (2.95m x 2.03m)

Ample sized third bedroom with window to the rear elevation, cornice and radiator.



Bathroom:

6'09 x 6'09 (2.06m x 2.06m)

Part tiled bathroom fitted with a pristine suite comprising; mains fed 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.



Externally

To the rear of the house there is an enclosed garden with a paved patio, providing ample space for outdoor dining and entertaining. A large timber framed shed has power and light, adding further storage facilities.

To the front, a paved forecourt with gated access.



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