



19 Oakley Manor West Auckland DL14 9AQ

- 3 Bedroom Detached Family Home
- Sought After Residential Development
- Early Viewing Highly Recommended
- Immaculately Presented Throughout
- Garage and Off Road Parking
- No Onward Chain

Offers In The Region Of £135,000

19 Oakley Manor



Entrance Hallway

Composite entrance door opening to hallway with staircase rising to the first floor and central heating radiator housed in decorative cover.



Rea Estates welcome to the sales market this ready to move into Three Bedroom Detached Family Home, situated within a much sought after residential development, in the village of West Auckland.

The village itself 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 having uPVC Double Glazing throughout, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Ground Floor Cloakroom/Wc, a well proportioned Lounge, Fitted Kitchen (2023) and Dining Room.

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

Occupying a generous plot the property has been designed for ease of maintenance. To the front there is a block paved forecourt and driveway, which provides added off road parking for two vehicles and leads to a detached Garage. The fence enclosed rear garden has decorative gravel, paved patio and walkway.

In our opinion this lovely property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Cloakroom/Wc

Fitted with a low level w/c and wash hand basin, central heating radiator and obscure double glazed window to the front elevation.



Lounge:**13'07 x 12'03 (4.14m x 3.73m)**

Cornice to ceiling, window to the front elevation, feature fire surround housing an electric fire, radiator and door to kitchen.

**Kitchen:****9'08 x 7'06 (2.95m x 2.29m)**

Refitted in 2023 with a modern range of base and wall units (one of which houses central heating boiler) with complementary work surfaces. Inset sink unit with central mixer tap and integrated appliances to include; Bosch electric oven and hob with extractor hood, washing machine and fridge. Under stair storage cupboard, window to the rear and external door opening to the driveway. Open plan to dining room.



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.

Dining Room:**9'09 x 7'03 (2.97m x 2.21m)**

The dining room provides ample space for family dining and entertaining. French doors opening to the rear garden and radiator in decorative cover.

**Bedroom One:****12'0 x 9'03 (3.66m x 2.82m)**

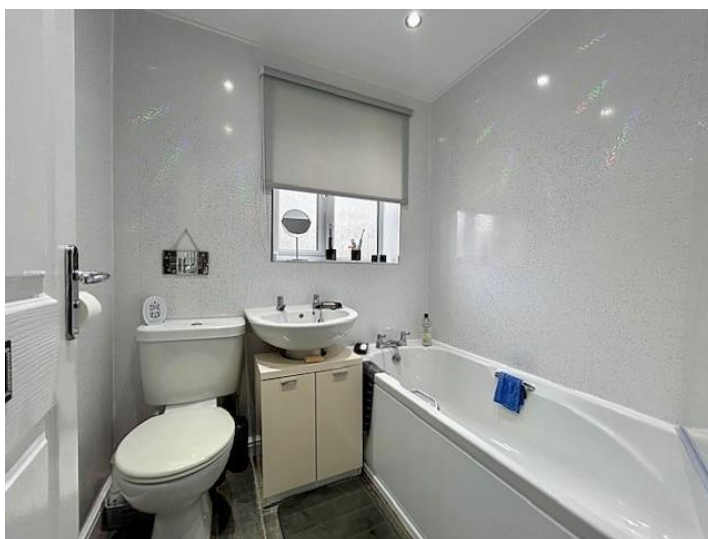
Double bedroom situated to the front of the house with open view across West Auckland Town Football Club's ground. Fitted wardrobes and radiator.

**First Floor Landing**

Window to the side elevation, built in storage cupboard and loft access hatch. Doors to:

Family Bathroom:**5'11 x 5'05 (1.80m x 1.65m)**

Fitted with a white suite comprising, electric shower unit and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, radiator and obscure glazed window to the rear.

**Bedroom Two:****9'02 x 8'08 (2.79m x 2.64m)**

A second double bedroom with double glazed window to the rear elevation and central heating radiator.



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Bedroom Three:

8'10 x 6'10 (2.69m x 2.08m)

Ample sized third bedroom utilised as an office by the current vendors. Window to the front elevation, radiator and a range of fitted furniture.



Externally

To the front of the house there is a block paved forecourt and driveway, which provides off road parking for two cars and which leads to the detached garage.

To the rear, an enclosed garden with decorative gravel and a paved patio, providing an ideal spot for outdoor dining.

Garage:

16'11 x 7'11 (5.16m x 2.41m)

Up and over door, overhead storage, power and lighting.

