



38 The Centre, Evenwood DL14 9QF

- 2 Bed Mid Terrace
- Village Location
- Garage To Rear
- Excellent First Time Buy
- Close To Local Amenities
- NO ONWARD CHAIN

Offers In The Region Of £67,950

38 The Centre, Evenwood

Rea Estates offer to the sales market this well presented Two Bed Mid Terrace property, situated within the village of Evenwood.

Evenwood is situated in the Gaunless Valley between Bishop Auckland and Barnard Castle, both offering a comprehensive range of schools, shopping and recreational facilities.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing the internal layout briefly comprises: Entrance Hall with staircase rising to the first floor, a well proportioned Lounge, Breakfasting Kitchen, Rear Hall and Family Bathroom.

To the first floor there are Two Double Bedrooms.

Externally to the front of the house there is a low maintenance garden, whilst to the rear an enclosed yard with gated access leading to the Garage.

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

Lounge:

14'02 x 13'04 max (4.32m x 4.06m)

A spacious lounge with window overlooking the front garden, feature fire surround housing an electric stove, radiator and newly fitted carpet. Door to kitchen.



Entrance Hallway

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



Breakfasting Kitchen:**13'04 x 7'10 (4.06m x 2.39m)**

Fitted with a range of base units with complementary work surfaces incorporating breakfast bar. One and a half bowl sink unit with central mixer tap, space and plumbing for automatic washing machine. Integrated electric oven and hob. Window to the rear elevation, radiator and door to rear hallway.

**Rear Hallway**

Doors to:

Bedroom One:**14'06 x 10'04 (4.42m x 3.15m)**

A double bedroom of generous proportions with window to the front elevation, radiator, two fitted robes and built in storage cupboard.

**Rear Hallway**

External door opening to the side elevation and door to:

Family Bathroom:**6'03 x 5'04 (1.91m x 1.63m)**

Fully tiled bathroom comprising, electric shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, wall mounted extractor fan and radiator.

**Bedroom Two:****13'04 x 8'05 (4.06m x 2.57m)**

A second double room providing ample space for a range of free standing bedroom furniture. Window to the rear elevation, wall mounted central heating boiler, radiator and storage cupboard.



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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Externally

To the front of the house there is a low maintenance gravelled garden, to the rear an enclosed yard. Gated access to the rear lane and the garage.



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