



11 Escomb Road Bishop Auckland DL14 6AB

- 3 Bedroom Period Town House
- Off Road Parking and Garden To Rear
- Close To Local Schools and Amenities
- Two Reception Rooms
- Extensive Basement
- **VIEWING ESSENTIAL**

Offers In The Region Of £170,000

11 Escomb Road

Rea Estates welcome to the sales market this substantial Three Bedroom Period residence, situated within a popular residential area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England.

The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and major commercial centres of the North East.

Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

The property has been subject to a great deal of expenditure by the current vendor who has replaced the roof above the bay window, replaced a number of windows and back door, had a new brick wall and rear gate fitted and rebuilt the driveway, providing off road parking for two vehicles.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Vestibule, Hallway with staircase rising to the first floor, Lounge, separate Dining Room and Kitchen Diner, with concealed staircase leading to an extensive Basement, which could be utilised for a number of purposes.

To the first floor there is a spacious landing, a Family Shower Room/Wc and Three Bedrooms.

Externally to the rear of the property there is an enclosed courtyard. Across the lane there is a double width driveway and Garden. The property has solar panels which are owned by the vendor.

In our opinion this property, would make an exceptional family home and therefore an early viewing is highly recommended.

Entrance Vestibule

Glazed entrance door to vestibule with cornice to ceiling, dado rail, original mosaic tiled floor and glazed door to hallway.

Reception Hallway

The sense of space becomes apparent on entering the hallway with cornice to ceiling, corbelled arch, dado rail, central heating radiator and staircase rising to the first floor.

Lounge: 13'01 x 12'09 (3.9m x 3.8m)

A lovely room of generous proportions with bay window to the front elevation, allowing lots of natural light to flood the room. Cornice to ceiling, picture rail, feature cast iron open working fireplace and central heating radiator.



Dining Room: 15'02 x 10'04 (4.6m x 3.1m)

Providing ample space for family dining and entertaining. Double glazed window to the rear elevation, cornice to ceiling, picture rail, cast iron fireplace and central heating radiator.



Kitchen Diner: 19'10 x 8'10 (5.7m x 2.6m)

A well equipped kitchen fitted with an extensive range of base and wall units, one of which houses the central heating boiler, complementary work surfaces and tiled splash backs. Inset one and a half bowl stainless steel sink unit, integrated fridge and electric oven, hob and extractor hood set into recess with timber mantle. Central heating radiator, three double glazed windows and door opening to the side elevation. Door to basement.



Basement

The extensive basement, which has power, lighting and central heating is divided into different sections and could be utilised for a number of purposes. There is space and plumbing for washing machine and one section has a panelled bath, low level w/c and wash hand basin.

First Floor Landing

A spacious landing with spindle balustrade, dado rail, window to the side elevation and central heating radiator.



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.

Bedroom One: 13'11 x 13'01 (4.2m x 3.9m)

A double bedroom of extremely generous proportions which is situated to the front of the house. Cornice to ceiling, two double glazed windows, mirrored sliding door wardrobes and central heating radiator.



Bedroom Three: 8'11 x 7'01 (2.7m x 2.1m)

Cornice to ceiling, feature fire place, central heating radiator and double glazed window to the rear elevation.



Bedroom Two: 15'04 x 10'05 (4.6m x 3.1m)

A second double bedroom providing ample space for a range of free standing furniture. Double glazed window to the rear elevation, cornice to ceiling, built in storage cupboard and central heating radiator.



Family Shower Room/Wc

Fitted with a white suite comprising, walk in shower enclosure, low level w/c and pedestal wash hand basin. Part tiled walls, chrome heated towel rail and obscure double glazed window.



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Externally

To the front of the property there is a small enclosed forecourt with gated access. To the rear a private and enclosed courtyard with gated access.

Across the lane there is a new double width driveway, providing off road parking for two vehicles. Beyond that an area of land that could be developed into a garden.

