



14 Low Melbourne Street Bishop Auckland DL14 6JH

- 2 Bedroom Mid Terrace
- Excellent Transport Links
- Close To Schools and Amenities
- 2 Reception Rooms
- Ideal First Time Buy or Investment
- No Onward Chain

Offers In The Region Of £74,950

14 Low Melbourne Street

Rea Estates offer to the sales market this 2 Bedroom Mid Terrace property, situated within walking distance of Bishop Auckland Town Centre, 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.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Lobby, Lounge with concealed staircase rising to the first floor, separate Dining Room and Fitted Kitchen.

To the first floor there are 2 Double Bedrooms and a Family Bathroom.

Externally to the rear of the property is an enclosed courtyard with double gates, allowing off road parking facilities.

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

Entrance Lobby

uPVC entrance door opening to lobby with glazed door to:

Lounge:

14'10 max x 12'10 max (4.52m x 3.91m)

A well proportioned lounge with double glazed window to the front elevation, cornice and ceiling rose, two wall light points, radiator and stone fire surround housing a gas fire. Concealed staircase rising to the first floor and door 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:**14'09 x 11'09 max (4.50m x 3.58m)**

Providing ample space for a family size table and chairs. Cornice and ceiling rose, double glazed window to the rear elevation, radiator and fire surround housing an electric fire. Under stair storage cupboard and door to kitchen.

**Kitchen:****14'05 x 5'09 (4.39m x 1.75m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Inset one and a half bowl sink unit with central mixer tap, space and plumbing for automatic washing machine, free standing gas cooker point. Wall mounted central heating boiler, radiator, double glazed window and external door opening to the rear courtyard.

**First Floor Landing**

Doors to:

Bathroom:**6'06 x 5'05 (1.98m x 1.65m)**

Fully tiled bathroom comprising; electric shower over panelled bath, low level w/c and wash hand basin inset to vanity unit. Obscure double glazed window, extractor fan and radiator.



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Bedroom One:

13'05 into robes x 13'01 (4.09m x 3.99m)

An extremely well proportioned double bedroom situated to the front of the house. Cornice, radiator and fitted wardrobes with overhead storage.



Bedroom Two:

8'04 x 7'11 max (2.54m x 2.41m)

Double glazed window to the rear elevation, cornice and radiator.



Externally

To the rear of the house there is an enclosed courtyard with double gates, allowing off road parking facilities.

