



44 St. Catherines Way Bishop Auckland DL14 6DE

- 3 Bedroom Semi Detached Family Home
- Immaculately Presented Throughout
- Detached Garage and Driveway
- Sought After Location
- Excellent Transport Links
- Viewing Highly Recommended

Offers In The Region Of £149,950

44 St. Catherines Way

It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 3 Bedroom Semi Detached Family Home, situated within a much sought after residential development.

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.

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, Lounge and Kitchen Diner with French doors opening to the rear garden.

To the first floor there is a Family Bathroom and three ample sized Bedrooms, the Master of which has En-Suite facilities.

Occupying an extremely generous corner plot, the property has gardens to three sides, providing scope to extend, subject to relevant planning permission.

A detached garage and driveway provides off road parking facilities.

In our opinion this ready to move into family home, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Ground Floor

Entrance Hallway

Glazed composite entrance door opening to hallway, with cornice to ceiling, central heating radiator and staircase rising to the first floor. Doors to:

Cloakroom/Wc

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



Lounge:

14'04 x 11'10 (4.37m x 3.61m)

A well proportioned lounge with window to the front elevation, benefitting from not being overlooked. Cornice to ceiling, central heating radiator and under stair storage cupboard. Door to kitchen diner.



Kitchen Diner:

15'02 x 9'07 (4.62m x 2.92m)

Fitted with a contemporary range of base and wall units, complementary work surfaces, inset one and a half bowl sink unit with central mixer tap. Integrated electric oven, gas hob and stainless steel chimney style extractor hood. Space and plumbing for automatic washing machine. Cornice to ceiling, wall mounted central heating boiler, radiator, laminate flooring, window and French doors opening to the rear garden.



The dining area provides ample space for family dining and entertaining.

First Floor Landing

Cornice to ceiling, storage cupboard and loft access hatch. Doors to:

Master Bedroom:

11'10 max x 9'06 (3.61m x 2.90m)

A room of generous proportions providing ample space for a range of free standing furniture. Cornice to ceiling, window to the front elevation and central heating radiator.



En-Suite

Comprising, quadrant shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Cornice, ceiling mounted extractor fan, central heating radiator and obscure double glazed window to the front elevation.



Family Bathroom

Fitted with a pristine white suite comprising, panelled bath with tiled splash backs, low level w/c and pedestal wash hand basin. Cornice to ceiling, wall mounted extractor fan, central heating radiator and obscure double glazed window to the rear elevation



Bedroom Two: 9'01 x 7'06 (2.77m x 2.29m)

A second double bedroom which overlooks the rear garden. Cornice to ceiling and central heating radiator.



Externally

To the front of the property there is an open plan garden which is laid to lawn. Gated side access opens to the private and enclosed rear garden, which is again laid to lawn, with paved walk way and patio area. Gated access to the rear provides pedestrian access to the detached garage, which has an up and over door.



Bedroom Three: 7'07 x 5'09 (2.31m x 1.75m)

Ample sized third bedroom again overlooking the rear of the house. Cornice 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.