



20 Percy Street Bishop Auckland DL14 6BQ

- 4 Bedroom 3 Storey Town House
- En-Suite Master Bedroom
- Close to Schools and Recreational Facilities
- Immaculately Presented
- Off Road Parking To Rear
- VIEWING ESSENTIAL

Reduced To Offers In The Region Of £119,950

20 Percy Street

It is with great pleasure that Rea Estates offer to the sales market this immaculately presented Four Bedroom 3 Storey Family Home, 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.

A broad range of schools, shopping, healthcare and recreational facilities are within easy reach and there are excellent transport links with the A688 leading to the A68 giving access to the A167 and A1(M) The property is also well located for rail links to Darlington Railway Station which offers regular service to the North and South.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises, Entrance vestibule with staircase rising to the first floor, a well-proportioned Lounge, ground floor Cloakroom/Wc and a recently refitted Kitchen/Diner.

To the first floor there are three ample sized Bedrooms and a Family Bathroom.

A staircase rises to the second floor which boasts a spacious Master Bedroom with En-Suite Shower Room.

Externally to the rear of the property there is a block paved courtyard with double gates, allowing off road parking facilities.

In our opinion this substantial property, would make an exceptional family home and therefore an internal viewing is essential to fully appreciate the accommodation on offer.

Ground Floor

Entrance Vestibule

Composite entrance door opening to vestibule with staircase rising to the first floor, central heating radiator, tiled flooring and door to:

Lounge: 20'0 into bay x 10'10 (6.1m x 3.3m)

A beautifully presented lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice to ceiling, recessed lights, feature fire surround housing an electric fire, television aerial point and central heating radiator. Doors to kitchen/diner and ground floor cloakroom.



Cloakroom/Wc

Fitted with a low-level w/c and wash hand basin inset to vanity unit. Ceiling mounted extractor fan and radiator.

Kitchen/Diner:

13'11 x 11'7 (4.24m x 3.53m)

Refitted in 2022 with a contemporary range of base, drawer and wall units, inset one and a half bowl sink unit, complementary work surfaces and tiled splash backs. Integrated appliances to include; fridge freezer, washing machine, dishwasher, electric oven, gas hob and extractor hood. Recessed ceiling lights, wall mounted central heating boiler, radiator, tiled flooring, double glazed window and external door opening to the rear courtyard.



The kitchen diner provides ample space for a family size table and chairs.

First Floor Landing

Double glazed window to the front elevation, storage cupboard, radiator, spindle balustrade and staircase rising to the second floor.



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.

Family Bathroom

Part tiled bathroom fitted with a white suite comprising, panelled bath with chrome mixer/shower attachment, pedestal wash hand basin and low-level w/c. Recessed ceiling lights, extractor fan and radiator.



Bedroom Three:

11'01 x 7'9 (3.37m x 2.37m)

A further double bedroom with double glazed window to the front elevation, recessed ceiling lights, laminate flooring and radiator.



Bedroom Two:

11'7 x 8'8 (3.54m x 2.63m)

Situated to the rear of the house providing ample space for a range of free standing furniture. Double glazed window, laminate flooring and radiator.



Bedroom Four:

12'08 x 5'1 (3.86m x 1.55m)

Ample sized fourth bedroom with double glazed window to the rear and radiator.



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Second Floor

Master Bedroom: 21'8 x 10'10 max (6.6m x 3.3m)

A lovely room of generous proportions covering the entire top floor. Windows to both the front and rear, built in storage cupboard with hanging rail, two eaves storage cupboards and radiator.

En-Suite

Comprising, shower enclosure with electric unit, low level w/c and pedestal wash hand basin. Velux window, ceiling extractor fan, chrome heated towel rail and radiator.



Externally

To the rear of the house there is a block paved courtyard with double gates to allow off road parking facilities.



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