



**58 Escomb Road  
Bishop Auckland DL14 6TZ**

- 5 Bedroom Period Property
- Desirable Residential Location
- No Onward Chain
- 2 Reception Rooms
- Close to Local Schools and Amenities
- Must Be Viewed

**Offers In Region Of £199,950**



# 58 Escomb Road



## Entrance Hallway

The sense of space is apparent upon entering the hallway with staircase rising to the first floor and central heating radiator. Doors to:

## Dining Room:

**12'8 x 11'8 (3.85m x 3.56m)**

The first of two well proportioned reception rooms. Double glazed walk in bay window to the front elevation, picture rail, radiator and feature fire surround housing gas fire.



Rea Estates welcome to the sales market this substantial period residence set within a much sought after 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 Northeast.

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

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, two spacious Reception Rooms and Kitchen Breakfast Room.

To the first floor 5 ample sized Bedrooms and a Family Bathroom.

Occupying an extremely generous plot the property has a block paved forecourt to the front, which provides added off road parking and leads to an attached Garage.

To the rear, an enclosed garden which is laid mainly to lawn. In our opinion this substantial property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.





### **Lounge:**

**11'8 x 10'11 (3.56m x 3.34)**

Situated to the rear of the house overlooking the garden. Picture rail, chimney recess storage cupboard, radiator and sliding doors opening to a paved patio.



### **Kitchen/Breakfast Room:**

**16'2 x 8'7 (4.94m x 2.63m)**

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit, space and plumbing for washing machine. Free standing gas cooker point. Walk in pantry, four double glazed windows and external door opening to the side elevation.



The kitchen/ breakfast room provides ample space for a table and chairs.

### **First Floor Landing**

Cornice to ceiling, radiator and doors to:

### **Bedroom One:**

**12'10 x 11'9 (3.91m x 3.58m)**

A well proportioned double bedroom with walk in bay window to the front of the house. Built in wardrobes and radiator.





**Bedroom Two:**  
**10'9 x 9'9 (3.28m x 2.98m)**

Another spacious double bedroom which overlooks the rear garden. Fitted wardrobes and radiator.



**Bedroom Three:**  
**7'6 x 6'11 (2.29m x 2.12m)**

Ample sized third bedroom with window to the front elevation, picture rail and radiator.



**Family Shower Room/Wc**

Comprising; walk in shower enclosure with rainfall and handheld units, back to wall w/c and wash hand basin inset to vanity unit. Obscure double glazed window, chrome heated towel radiator and storage cupboard housing central heating boiler.



**Bedroom Four:**  
**12'6 x 9'4 (3.81m x 2.85m)**

Window to the rear elevation, radiator and door opening to the fifth bedroom.



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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## **Bedroom Five:**

**10'4 x 7'6 (3.14m x 2.29m)**

A further double bedroom situated to the front of the house, with fitted wardrobes and radiator.



## **Externally**

Occupying a generous plot the property has an enclosed garden to the rear, which is laid mainly to lawn with flower borders containing an array of plants, trees and shrubs. A paved patio provides space for outdoor furniture.

To the front, a block paved forecourt providing added off road parking facilities.

## **Garage:**

**16'5 x 12'6 (4.99m x 3.81m)**

Double timber doors open to garage with power, lighting, cloakroom/Wc, double doors and pedestrian door to back garden.



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