



## 25 Oxford Terrace Bishop Auckland DL14 7DA

- 2 Bedroom Mid Terrace
- Town Centre Location
- Close To Schools and Amenities
- Excellent Transport Links
- Gas Central Heating
- Ideal First Time Buy or Investment

**Offers In The Region Of £64,950**

# 25 Oxford Terrace

Rea Estates offer to the sales market this spacious Two Bedroom Mid Terrace property, situated within 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, Fitted Kitchen, Rear Hallway/Utility and Family Bathroom.

To the first floor there are 2 Double Bedrooms.

Externally to the rear of the property is an enclosed courtyard with gated access.

In our opinion this property, should prove of interest to both first time buyers and investors alike and therefore an early viewing is highly recommended.



## Entrance Lobby

Composite entrance door opening to lobby with door to:

## Lounge:

**12'10 x 11'10 (3.91m x 3.61m)**

A well proportioned lounge with double glazed window to the front elevation, fire surround housing gas fire, central heating radiator and concealed staircase rising to the first floor. Door to kitchen.



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.

**Kitchen:**  
**10'09 x 8'10 (3.28m x 2.69m)**

Fitted with a range of base, drawer and wall units incorporating breakfast bar. Inset one and a half bowl sink unit, laminated work surfaces and tiled splash backs. Integrated electric oven, electric hob and extractor hood. Built in storage cupboard, radiator and double glazed window to the rear elevation. Door to rear hallway/utility.



**Bathroom: 8'02 x 6'03 (2.49m x 1.91m)**

Fitted with a white suite comprising; electric shower unit over panelled bath, low level w/c and pedestal wash hand basin. Wall mounted extractor fan and obscure double glazed window.



**First Floor Landing**

Loft access hatch, radiator and double glazed window. Doors to:

**Bedroom One:**  
**11'11 x 11'0 (3.63m x 3.35m)**

A double bedroom of generous proportions with fitted wardrobes, radiator and double glazed window to the front of the house.

**Rear Hallway/Utility:**  
**8'06 x 5'07 (2.59m x 1.70m)**

Space and plumbing for washing machine, laminated work surface, wall mounted central heating boiler and under stair storage cupboard. Door to bathroom, double glazed window and external door opening to the side elevation.



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## **Bedroom Two:** **10'09 x 7'07 (3.28m x 2.31m)**

Double glazed window to the rear elevation and radiator



## **Externally**

To the rear of the house there is an enclosed courtyard with gated access.



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