



38 Surtees Street Bishop Auckland DL14 7DH

- 3 Bed Mid Terraced
- uPVC Double Glazing
- No Onward Chain
- LOFT ROOM
- Gas Central Heating
- Ideal First Time Buy Or Investment

Offers In The Region Of £79,950

Rea Estates offer to the market this 3/4 Bedroom Three Storey Mid Terraced 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 town itself offers a comprehensive range of schools, shopping and recreational facilities. Surtees Street is within walking distance of Bishop Auckland General Hospital, Railway Station and all local schools.

The house is warmed via Gas Central Heating and benefits from uPVC Double Glazing. The internal layout briefly comprises: Entrance Vestibule, a well proportioned Lounge with open plan staircase rising to the first floor and square arch to Kitchen Diner, Inner Hallway with access to Cellar and door to Utility/Cloakroom/Wc.

To the first floor there is a Family Bathroom, 3 Bedrooms and staircase rising to the second floor. Externally there is an enclosed yard to the rear with gated access.

In our opinion this property, which is offered For Sale with no onward chain, would make an ideal first time buy or investment and therefore an early viewing is highly recommended.

Entrance Vestibule

uPVC entrance door opening to vestibule with door to:

Lounge: 15'11 x 12'06 (4.85m x 3.81m)

A spacious lounge with cornice to ceiling, window to the front elevation, open plan staircase rising to the first floor, radiator and laminate flooring. Square arch to kitchen diner.



Kitchen Diner:**12'02 x 9'07 (3.71m x 2.92m)**

Recently refitted with a modern range of base, wall units and complementary work surfaces. Inset sink unit, integrated electric oven, hob and chimney style extractor hood.

Cornice to ceiling, recessed lights, radiator, laminate flooring, door to inner hallway and French doors opening to the rear yard.

**Inner Hallway**

Doors to:

Cellar:**12'0 x 9'8 (3.66m x 2.95m)**

Providing added storage facilities.

Utility Room:

Fitted with a low level w/c the utility also provides space and plumbing for washing machine. Wall mounted central heating boiler, radiator and window to the side elevation.

First Floor Landing

Staircase rising to the second floor and doors to:

Family Bathroom

Fitted with a white suite comprising; mains fed shower and glass screen over panelled bath, pedestal wash hand basin and low level w/c. Obscure double glazed window.

**Bedroom One:****12'08 x 9'06 (3.86m x 2.90m)**

Double bedroom situated to the front of the house providing ample space for a range of free standing bedroom furniture. Cornice, laminate flooring, window and 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.

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Bedroom Two:

9'06 x 9'05 (2.90m x 2.87m)

Double bedroom overlooking the rear of the house. Radiator and laminate flooring.



Bedroom Three:

7'07 x 6'01 (2.31m x 1.85m)

Single bedroom with window to the front elevation, cornice, radiator and laminate flooring.



Second Floor

Loft Room/Bedroom Four:

14'7 x 10'0 (4.45m x 3.05m) reduced head space to the sides

Two Velux style windows, power, lighting and eaves storage.



Externally

To the rear of the property there is an enclosed yard with gated access.