



1 Gurlish West Coundon, Bp Auckland DL14 8PN

- 3 Bedroom End Of Terrace
- Gas Central Heating
- Excellent Transport Links
- Ready To Move Into Family Home
- uPVC Double Glazing
- Excellent First Time Buy

Offers In The Region Of £74,950

1 Gurlish West



Lounge: 14'08 x 13'04 (4.47m x 4.06m)

A lovely spacious room with windows to both front and side elevations, allowing lots of natural light to flood through. Cornice and ceiling rose, dado rail, part wood panelling, Adams style fire surround, two wall light points, radiator and door to kitchen diner.



Rea Estates offer to the sales market this deceptively spacious 3 Bedroom End of Terrace property situated in the village of Coundon, which offers a range of local amenities and is laid approximately two miles to the East of Bishop Auckland. The property has excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the Northeast. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Lobby, a well proportioned Lounge, Kitchen Diner, Rear Hallway and Family Bathroom. To the first floor there are Three Bedrooms.

Externally to the rear of the house there is an enclosed courtyard with gated access. In our opinion this ready to move into family home, should prove of interest to a variety of purchasers, both first time buyers and investors alike and therefore an early viewing is highly recommended.



Ground Floor

Entrance Lobby

uPVC glazed entrance door opening to lobby with door to:



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 Diner: 16'0 max x 9'10 (4.88m x 3.0m)

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit, space and plumbing for automatic washing machine. Integrated fridge freezer, electric oven, gas hob and chimney style extractor hood. Two windows, staircase rising to the first floor and door to rear hallway.

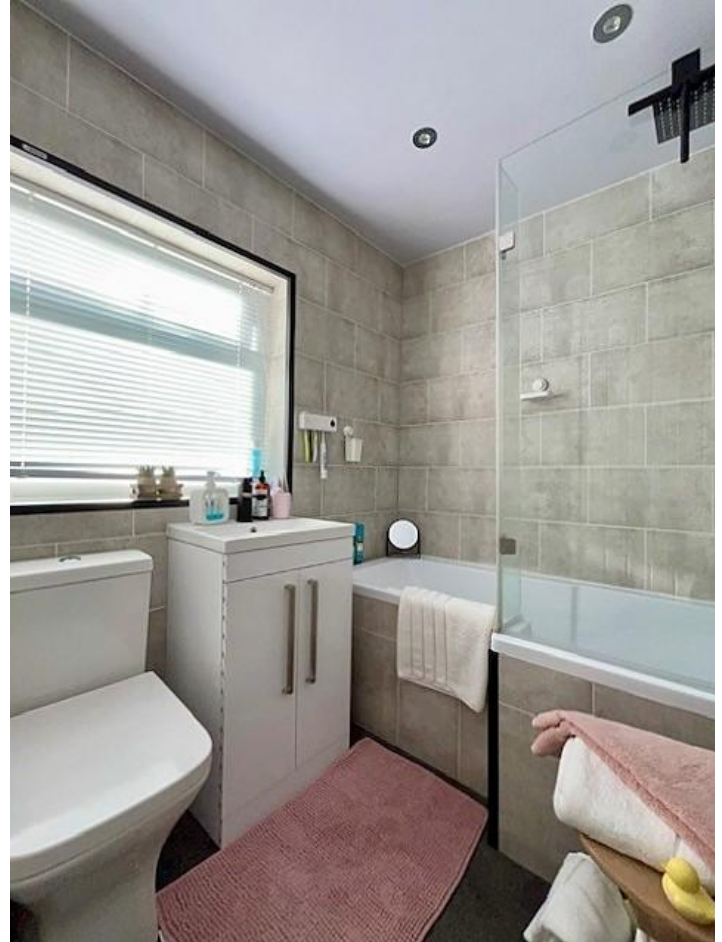


Rear Hallway

External door opening to the rear courtyard and door to:

Bathroom

Fitted with a white suite comprising; panelled shower bath with glass screen and contemporary rainfall and hand held units, low level w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, wall mounted extractor fan, towel radiator and obscure double glazed window.



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First Floor Landing

Cornice to ceiling, radiator and loft access hatch.

Bedroom One:

14'06 x 9'11 (4.42m x 3.02m)

A double bedroom of generous proportions with two windows, one of which offers far reaching open views across the surrounding countryside. Built in storage cupboard, dado rail to wall with wood panelling below.



Bedroom Two:

13'04 x 6'03 (4.06m x 1.91m)

A second double bedroom, situated to the front of the house, again offering open views.



Bedroom Three:

9'11 x 8'09 max (3.02m x 2.67m)

Ample sized third bedroom with window to the side elevation, radiator and wall mounted central heating boiler.



Externally

To the rear of the house there is an enclosed courtyard with raised sun terrace providing space for a range of outdoor furniture.



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