



## 12 Elm Terrace Bishop Auckland DL14 6EZ

- 3 Bedroom Mid Terrace
- Gas Central Heating
- Off Road Parking
- Close To Schools and Amenities
- uPVC Double Glazing
- NO ONWARD CHAIN

**Reduced to Offers In The Region Of £109,950**



# 12 Elm Terrace

Rea Estates welcome to the sales market this 3 Bedroom Mid Terrace property situated within a popular area of the town, being within walking distance of Bishop Auckland General Hospital, Railway Station, all local schools, shops and recreational facilities. There are also good transport links to the A68 and A1 (M) for travel both North and South.

The property is warmed via Gas Central Heating and benefits from uPVC Double Glazing throughout.

The internal layout briefly comprises, Entrance Hallway, a well proportioned Lounge and Kitchen Diner.

To the first floor there is a Family Shower Room/Wc and Three Bedrooms.

Externally to the front of the property there is a paved forecourt, providing off road parking facilities and to the rear an enclosed garden, which is paved for ease of maintenance.

In our opinion this property which is offered for sale with no onward chain should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Entrance Hallway

Glazed entrance door opening to hallway with staircase rising to the first floor and central heating radiator. Door to lounge.



## Lounge: 15'08 x 11'09 (4.78m x 3.58m)

A spacious lounge with double glazed window to the front elevation, under stair storage cupboard, radiator and bi-fold doors opening to the kitchen diner.



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: 15'03 x 9'08 (4.65m x 2.95m)**

Fitted with a contemporary range of base, drawer and wall units (one of which houses central heating boiler) with complementary work surfaces and tiled splash backs. Inset one and a half bowl sink unit with central mixer tap, space for fridge/freezer, space and plumbing for automatic washing machine. Integrated Neff appliances to include; double electric oven, hob and stainless steel extractor hood. Double glazed window and French doors opening to the rear garden, radiator and laminate flooring.

**First Floor Landing**

Loft access hatch and two storage cupboards, one of which houses water tank.

**Bedroom One:**

**10'11 ex robes x 8'10 (3.33m x 2.69m)**

Double bedroom situated to the front of the house, with radiator and sliding door wardrobes.



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## Bedroom Two:

**11'03 ex robes x 8'10 (3.43m x 2.69m)**

A second double bedroom with window to the rear elevation, radiator and sliding door wardrobes.



## Shower Room/Wc

Fitted with a quadrant shower enclosure with electric unit, wash hand basin inset to vanity unit and low level w/c. PVC wall panels, radiator and obscure double glazed window.



## Bedroom Three:

**6'11 x 6'02 (2.11m x 1.88m)**

Single sized bedroom currently utilised as a dressing room. Window to the front elevation and radiator.



## Externally

To the front of the house there is an open plan paved forecourt, providing off road parking facilities. To the rear an enclosed garden, which is paved for ease of maintenance.

