



## 4 Percy Street Bishop Auckland DL14 6BQ

- Substantial 3 Bedroom Mid Terrace
- Close to Schools and Local Amenities
- NO ONWARD CHAIN
- Deceptively Spacious
- Excellent Transport Links
- VIEWING ESSENTIAL

**Offers In The Region Of £84,950**

# 4 Percy Street

Rea Estates offer to the sales market this deceptively spacious Three Bedroom Mid Terrace Family Home, situated within walking distance of all local schools, shopping and recreational facilities. Bishop Auckland General Hospital and Railway Station are close by and there are excellent transport links with the A688 leading to the A68 providing access to the A1(M) for travel North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Vestibule, Hallway with staircase rising to the first floor, a well proportioned Lounge, Dining Room and fitted Kitchen.

To the first floor there is a Family Bathroom and three ample sized Bedrooms.

Externally to the rear of the property there is an enclosed courtyard with gated access to the rear lane. In our opinion this property, which is offered for sale with no onward chain, would make an ideal family home and therefore an early viewing is highly recommended.

## Entrance Vestibule

uPVC entrance door opening to vestibule with glazed door to:

## Hallway

Staircase rising to the first floor, central heating radiator and wood flooring.

## Lounge:

**14'05 into bay x 11'02 (4.39m x 3.40m)**

A spacious lounge with walk in bay window to the front elevation, allowing lots of natural light to flood the room. Cornice and ceiling rose, wall mounted electric fire, radiator and square arch to dining room.



**Dining Room:****11'11 x 11'03 (3.63m x 3.43m)**

A lovely room providing ample space for family dining and entertaining. Cornice to ceiling, double glazed window to the rear elevation, radiator and doorway to kitchen.

**Kitchen:****13'03 x 8'0 (4.04m x 2.44m)**

Fitted with a range of base and wall units with laminated work surfaces. Inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine and dishwasher. Free standing electric cooker point with extractor hood. Under stair storage cupboard, cornice, two radiators, two double glazed windows and external door opening to the side elevation.

**First Floor Landing**

Built in storage cupboard and doors to:

**Bedroom One:****14'07 x 11'11 (4.45m x 3.63m)**

A double bedroom of generous proportions providing ample space for a range of free standing furniture. Double glazed window to the front elevation, cornice and radiator.

**Bedroom Two:****12'0 x 8'06 (3.66m x 2.59m)**

Double glazed window to the rear elevation, cornice and radiator.



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## **Bedroom Three:**

**8'01 x 6'11 (2.46m x 2.11m)**

Ample sized third bedroom again situated to the rear of the house. Double glazed window, radiator and laminate flooring.



## **Externally**

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

## **Bathroom**

Part tiled bathroom fitted with a white suite comprising, panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed 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.