



Rocklea, Burke Street Shildon DL4 1AA

- Traditional 3 Bedroom Family Home
- Popular Residential Location
- Garage and Driveway
- Deceptively Spacious
- Close To Schools and Amenities
- No Onward Chain

Offers In the Region Of £134,995

Rocklea, Burke Street

Rea Estates welcome to the sales market this traditional 3 Bedroom Family Home, situated within a quiet tree-lined street in Shildon, which is home to the Locomotion Railway Museum.

Hackworth Park is a short walk away as is the town centre, offering a range of schools, shopping and recreational facilities. An extensive public transport system provides access to neighbouring towns and villages. The A689 is nearby, leading to the A1(M) for travel both North and South. The property which retains many original features, is warmed via central heating and has double glazing throughout. The internal layout briefly comprises; Entrance Hallway, a well proportioned Lounge, a Family Room with open plan access to the Kitchen Breakfast Room, Inner Hallway and Ground Floor Wet Room/Wc.

To the first floor there is a Family Bathroom and 3 Bedrooms. Externally to the rear of the house there is an enclosed courtyard garden. To the side, a yard with pedestrian door to garage and to the front a wall enclosed paved forecourt. A driveway, providing added off road parking leads to an attached Garage/Workshop.

In our opinion this substantial property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

Ground Floor

Entrance Hallway

The sense of space is apparent upon entering the hallway with cornice to ceiling, dado rail to wall, staircase rising to the first floor, under stair storage cupboard, radiator, door to family room and double doors opening to the lounge.



Lounge: 15'8 x 15'5 (4.8m x 4.7m)

A lovely light and spacious room with walk in bay window to the front elevation, cornice, ceiling rose, onyx fireplace housing gas fire, two radiators and door to family room.



Family Room:
22'11 x 12'5 (7m x 3.8m)

A second reception room that could be utilised for a number of purposes. Cornice, feature wall mounted electric fire, radiator, walk in bay window and patio doors opening to the rear courtyard, allowing lots of natural light to flood through.



Breakfasting Kitchen:
15'5 x 11'1 (4.7m x 3.4m)

Fitted with a modern range of base and wall units with roll edge work surfaces, inset sink unit with pull out and spray mixer tap and tiled splash backs. Central island unit with electric oven and hob. Wamsler solid fuel range cooker (which also provides hot water and central heating) with extractor hood. Space and plumbing for washing machine. Recessed ceiling lights, tiled flooring, door to inner hallway, window and external door to the rear courtyard.

Inner Hallway

Double glazed door opening to the enclosed side yard, radiator, tiled flooring and door to Wet Room/Wc.

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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Wet Room/Wc

Fully tiled wet room comprising, rainfall shower, back to wall w/c and wall mounted wash hand basin. Recessed ceiling lights and obscure double glazed window.



Bedroom One:

15'8 x 15'5 (4.8m x 4.7m)

A double bedroom of generous proportions overlooking the front of the house. Full height mirrored sliding door wardrobes and radiator.



Bedroom Two:

12'5 x 11'5 (3.8m x 3.5m)

A second double room with window to the rear elevation, providing space for a range of free standing bedroom furniture.



First Floor Landing

Cornice, dado rail, loft access hatch and storage cupboard.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Rocklea, Burke Street

Bedroom Three:

10'5 x 8'10 (3.2m x 2.7m)

Ample sized third bedroom with window to the front elevation and radiator.



Bathroom

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



Externally

To the front of the house there is a wall enclosed garden, which is paved for ease of maintenance. Double gates open to a driveway, allowing added off road parking and leading to an attached garage.

Gated side access leads to a yard with pedestrian door to garage.

The rear garden is again low maintenance with raised flower beds.

Garage/Workshop

Up and over door, power and lighting.

