



33 Surtees Street Bishop Auckland DL14 7DH

- 2 Bed Mid Terrace
- Gas Central Heating
- Within Walking Distance of Schools
- Town Centre Location
- Ideal First Time Buy
- No Onward Chain

Offers In The Region Of £54,950

33 Surtees Street

Rea Estates offer to the sales market this deceptively spacious 2 Bed Mid Terrace Family Home, 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.

Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises: Entrance Lobby, Hallway, Two Reception Rooms, inner lobby with staircase rising to the first floor and open plan access to Kitchen. To the first floor there are two Double Bedrooms and a Family Bathroom.

Externally to the rear of the property there is an enclosed courtyard with gated access.

In our opinion this property, which is offered for sale with no onward chain and competitively priced to reflect that a degree of modernisation is required, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

Timber entrance door to lobby and glazed door to:

Hallway

Cornice to ceiling, corbelled arch and central heating radiator.



Lounge:

11'10 x 11'02 (3.61m x 3.40m)

A well proportioned lounge with window to the front elevation, cornice, two wall light points and radiator.



Dining Room:

13'02 x 11'10 (4.01m x 3.61m)

A second well proportioned reception room that could be utilised as a formal dining room or sitting room. Cornice, window to the rear, radiator, electric fire in surround and chimney recess storage units. Door to inner lobby.



Inner Lobby

Staircase rising to the first floor, radiator and access to kitchen.

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:**17'05 x 6'01 (5.31m x 1.85m)**

Base and wall units, inset stainless steel sink unit, space and plumbing for washing machine. Floor to ceiling storage unit, radiator, window and external door opening to the side elevation.

**Bedroom One:****15'0 into robes x 12'0 (4.57m x 3.66m)**

A double bedroom of generous proportions situated to the front of the house. Cornice, radiator, a range of fitted wardrobes and two built in storage cupboards.

**First Floor Landing**

Doors to:

Family Bathroom:**7'05 x 5'11 (2.26m x 1.80m)**

Comprising, panelled bath, low level w/c and pedestal wash hand basin. Obscure glazed window to the rear elevation and radiator.

**Bedroom Two:****13'01 x 9'0 into robes (3.99m x 2.74m)**

Window to the rear, cornice, radiator and fitted wardrobes (one of which houses Baxi Gas Central Heating boiler)



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.

33 Surtees Street

Externally

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



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.