



## 108 Walker Drive Bishop Auckland DL14 6QN

- 3 Bedroom End of Terrace
- Close to Schools and Local Amenities
- Excellent Transport Links
- Gas Central Heating
- South Facing Rear Garden
- NO ONWARD CHAIN

**Offers In The Region Of £119,950**

# 108 Walker Drive

Rea Estates offer to the sales market this deceptively spacious Three Bedroom family home, situated within a popular area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity.

The ever expanding Tindale Crescent Retail Park is within easy reach as is the A68 and A1 (M) offering excellent transport links to neighbouring towns and villages. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, a well-proportioned dual aspect Lounge/Diner and Breakfast Room with open plan access to Fitted Kitchen.

To the first floor, a Family Bathroom, separate W/c and Three Bedrooms.

Occupying a generous plot the property has an enclosed garden to the front. An extensive block paved forecourt, leading to an attached garage, provides added off road parking facilities for several vehicles including a caravan or motor home.

To the rear the private and enclosed garden is south facing. 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

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, dado rail, central heating radiator and laminate flooring.



## Lounge/Diner: 19'08 x 10'05 (5.79m x 3.18m)

A spacious room with windows to both the front and rear, allowing lots of natural light to flood through. Feature fire surround housing an electric fire, dado rail and two central heating radiators.



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.



**Breakfast Room: 13'0 x 8'10 (3.96m x 2.69m)**

Providing ample space for a family size table and chairs. Patio doors opening to the rear garden, dado rail, radiator and laminate tile effect flooring. Archway to kitchen.

**First Floor Landing**

Window to the front elevation, dado rail and storage cupboard. Loft access hatch. Doors to:

**Bedroom One:**

**12'05 x 10'05 (3.78m x 3.18m)**

Spacious double room overlooking the rear garden, providing ample space for a range of free standing bedroom furniture. Dado rail and radiator.

**Kitchen: 10'05 x 5'10 (3.18m x 1.78m)**

Fitted with a modern range of base, drawer and wall units, complementary work surfaces with inset sink unit and mixer tap. Integrated fridge/freezer, electric oven, hob, stainless steel and curved glass extractor. Space and plumbing for washing machine. Window to the front elevation and laminate tile effect flooring.

**Bedroom Two:**

**13'01 x 8'08 (3.99m x 2.64m)**

A second double bedroom situated to the rear of the house. Cornice, ceiling rose, dado rail and radiator.



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## **Bedroom Three: 10'04 x 6'10 (3.15m x 2.08m)**

A smaller double bedroom with window to the front elevation, dado rail and radiator.



## **Bathroom**

Fully tiled bathroom comprising; panelled bath, pedestal wash hand basin, radiator and obscure double glazed window.



## **Separate W/c**

Low level w/c and obscure double glazed window.

## **Externally**

To the front of the house there is an enclosed garden, which is laid to lawn with flower borders. Double gates open to an extensive block paved driveway, providing off road parking for a number of vehicles including a caravan or motorhome. To the rear, the south facing garden is again laid to lawn. A patio provides space for a range of outdoor furniture.

## **Garage:**

**20'04 x 8'09 (6.09m x 2.67m)**

Wall mounted Baxi central heating boiler, window and pedestrian door opening to the rear garden.

