



9 Main Street, Witton Park Bishop Auckland DL14 0DX

- Substantial 3 Bed Period Property
- 2 Reception Rooms
- Off Road Parking For Numerous Vehicles
- Beautifully Appointed Throughout
- Rare To Sales Market
- **VIEWING ESSENTIAL**

Offers In The Region Of £250,000

9 Main Street

A rare opportunity has arisen to purchase an outstanding 3 Bedroom Period Residence situated in a quiet semi rural location.

The village of Witton Park is situated 2 miles to the East of Bishop Auckland, offering a broad range of schools, shopping and recreational facilities.

The A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and major commercial centres of the Northeast.

The surrounding rural area is ideal for outdoor enthusiasts and the property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks.

The property contains a wealth of original period features maintaining a considerable amount of charm and appeal throughout.

Warmed via Gas Central Heating and benefitting from Hardwood Double Glazing, the internal layout briefly comprises, Entrance Lobby with staircase rising to the first floor, a beautifully appointed Lounge, separate Dining Room and Kitchen/Breakfast Room.

To the first floor a spacious landing, with access to a Family Bathroom and Two Double Bedrooms. An inner landing leads to Bedroom Three, which boasts an En-Suite Bathroom.

Occupying an extremely generous plot the property has an enclosed courtyard garden to the rear, which is not directly overlooked.

To the front of the house there is an enclosed low maintenance garden and an extensive driveway, providing off road parking for a number of vehicles including a caravan or motor home.

In our opinion this beautiful property will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the standard of accommodation this house has to offer.

Entrance Lobby

Victorian timber entrance door opening to lobby with staircase rising to the first floor, original tiled flooring and doors to:

Lounge: 21'06 x 15'07 (6.40m x 4.75m)

A lovely spacious lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. A marble fire surround with open working fireplace creates a stunning focal point. Picture rail, three wall light points, central heating radiators and solid oak flooring.



Dining Room:
17'07 x 12'05 (5.36m x 3.78m)

The dining room provides ample space for family dining and entertaining. Window to the side elevation, cornice to ceiling, picture rail, radiator and doors to under stair storage cupboard and kitchen/breakfast room.



Breakfasting Kitchen: 17'08 x 14'08 (5.38m x 4.47m)

Fitted with an extensive range of base, drawer and wall units, (one of which houses gas central heating boiler) complementary work surfaces and up stands. Inset sink unit with central mixer tap, concealed space and plumbing for washing machine. Quality integrated appliances to include; fridge, freezer, double electric oven, hob and stainless steel chimney style extractor hood. Window and external door opening to the side elevation, window and French doors to the rear.



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.

First Floor Landing

Window to the side elevation, spindle balustrade and loft access hatch.



Bedroom One: 15'11 x 12'0 (4.57m x 3.66m)

A well proportioned double bedroom providing space for a range of free standing furniture. Window to the front elevation, radiator and a stunning fire surround with cast iron insert and original tiles.



Family Bathroom: 8'10 x 5'07 (2.69m x 1.70m)

Part tiled bathroom comprising, mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. White heated towel radiator and obscure double glazed window.



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Bedroom Two: 12'06 x 12'0 max narrowing to 7'02 (3.81m x 3.66m)

Window to the side elevation and radiator.



Bedroom Three: 17'08 x 14'09 (5.38m x 4.50m)

A third double bedroom of generous proportions. Velux windows to two sides, radiator and door to bathroom.



Inner Landing

Central heating radiator and double doors to built in storage cupboard.



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En-Suite Bathroom: **7'01 x 5'10 (2.16m x 1.78m)**

Comprising, panelled bath, low level w/c and pedestal wash hand basin. Radiator and obscure double glazed window.



Externally

To the rear of the property there is an enclosed low maintenance paved courtyard with raised flower beds, providing ideal space for 'al fresco' dining and entertaining. To the front, the garden has again been designed for ease of maintenance with decorative gravel. An extensive driveway provides off road parking for a number of vehicles including caravan or motor home.



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