



## 7 Sherwood Court Toronto, Bishop Auckland DL14 7SQ

- 2 Bedroom Semi Detached Bungalow
- Village Location
- Not Overlooked at The Rear
- Garage and Off Road Parking
- Conservatory
- Viewing Essential

**Offers In Excess Of £149,950**



# 7 Sherwood Court



## **Entrance Hallway**

uPVC glazed entrance door to side elevation, cornice to ceiling, storage cupboard with hanging rail, central heating radiator housed in decorative cover and loft access hatch. Doors to:

## **Lounge Diner:**

**19'02 x 11'09 (5.79m x 3.58m)**

A lovely room of generous proportions situated to the front of the bungalow. Feature fire surround housing gas fire, cornice, three wall light points and radiator housed in decorative cover.

It is with great pleasure that Rea Estates offer to the sales market this Two Bed Semi Detached Bungalow situated within the semi-rural village of Toronto, which is approximately one mile northwest of Bishop Auckland, offering a broad range of schools, shops and recreational facilities.

A public transport system allows access to neighbouring towns and villages. The A689 is nearby, leading to the A688 and the A1(M) offering excellent transport links to the major commercial centres of the Northeast.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Hallway, a well-proportioned Lounge Diner, Fitted Kitchen, Shower Room/Wc and 2 Double Bedrooms, one of which provides access to the Conservatory.

Occupying a generous plot, the bungalow has gardens to both the front and rear. A driveway, providing added off road parking leads to an attached Garage. 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 great interest to a variety of purchasers and therefore an early viewing is highly recommended.



**Kitchen: 11'05 x 9'03 (3.48m x 2.97m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Free standing electric cooker point, inset one and a half bowl sink unit with central mixer tap, space and plumbing for automatic washing machine. Cornice, wall mounted central heating boiler, radiator and double glazed window to the front elevation.



**Bedroom One:**

**13'07 x 11'10 (4.14m x 3.61m)**

Spacious double bedroom situated to the rear of the bungalow overlooking the garden. Cornice, fitted wardrobes and radiator.



**Shower Room/Wc: 6'11 x 6'03 (2.11m x 1.91m)**

Comprising; double shower enclosure, low level w/c and wash hand basin inset to vanity unit. Cornice, extractor fan, radiator and obscure double glazed window to the side elevation.



**Bedroom Two:**

**9'11 x 9'09 (3.02m x 2.97m)**

A second double bedroom with cornice, radiator, sliding door wardrobes and French door opening to the conservatory.



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.



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## **Conservatory:**

**13'01 x 10'07 (3.99m x 3.23m)**

Glass roofed conservatory with uPVC double glazing, two radiators and door to garden.



## **Externally**

The bungalow has gardens to both the front and rear, which are laid to lawn with well stocked flower borders containing an array of mature plants and shrubs. The rear garden, which is not directly overlooked, has a greenhouse with power and water supply.

A lengthy driveway providing added off road parking facilities, leads to an attached garage with remote controlled door, power and lighting.



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