



19 Hazelbank Coundon Gate, Bp Auckland DL14 8QL

- 3 Bedroom Semi Detached Family Home
- Sought After Residential Development
- MUST BE VIEWED
- Excellent Transport Links
- Enclosed Rear Garden
- NO ONWARD CHAIN

Offers In The Region Of £145,000

19 Hazelbank



It is with great pleasure that Rea Estates offer to the sales market this 3 Bedroom Town House situated within the much sought after Hazelbank development, which is a short distance from Bishop Auckland town centre, offering a range of schools, shopping and recreational facilities. The A689 and A688 are nearby, ideal for commuters leading to the A1(M) for travel both north and south. A public transport system offers bus services to neighbouring towns and villages.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation, which is set over three floors, briefly comprises; Entrance Lobby, a well proportioned Lounge, Inner hallway with staircase rising to the first floor, Cloakroom/Wc and Breakfasting Kitchen.

To the first floor there is a Family Bathroom and Two Double Bedrooms.

A staircase rises to the second floor landing with storage cupboard and access to the Master Bedroom which has En-Suite facilities.

In our opinion this ready to move into family home, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

Glazed entrance door to lobby with door to:

Lounge: 14'08 x 11'11 (4.47m x 3.63m)

A spacious lounge with window to the front elevation, under stair storage cupboard, radiator and door to inner hallway.



Inner Hallway

Staircase rising to the first floor and doors to:

Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Wall mounted extractor fan and radiator.

Breakfasting Kitchen:

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of base and wall units with complementary work surfaces and tiled splash backs. Integrated electric oven, gas hob and stainless steel extractor hood. One and a half bowl sink unit, space and plumbing for automatic washing machine. Wall mounted central heating boiler, radiator, double glazed window and French doors opening to the rear garden.



First Floor Landing

Staircase rising to the second floor, radiator and doors to:

Bedroom Two:

11'11 x 10'05 (3.63m x 3.18m)

Double bedroom situated to the front of the house providing ample space for a range of free standing bedroom furniture. Two double glazed windows and radiator.



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.

Bedroom Three:
11'10 x 8'10 (3.61m x 2.69m)

A second double bedroom, situated to the rear of the house and benefitting from open views across the surrounding countryside.



Family Bathroom:
7'11 x 5'07 (2.41m x 1.70m)

Fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, radiator and wall mounted extractor fan.



Second Floor Landing
Storage cupboard and door to:

Master Bedroom:
16'08 x 8'06 (5.08m x 2.59m)

A third double bedroom of generous proportions, with double glazed window to the front elevation, radiator and loft access hatch.



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En-Suite Shower Room:

10'11 max x 5'0 (3.33m x 1.52m)

Shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Velux window, storage area with shelves, wall mounted extractor fan and radiator.



Externally

To the front of the property there is a tarmac driveway, providing off road parking facilities.

To the rear, an enclosed garden which is laid mainly to lawn. A paved patio provides space for outdoor dining and entertaining. A timber outhouse, which could be utilised for a number of purposes, has power and light.

