



80a Wharton Street Coundon, Bp Auckland DL14 8PD

- 4 Bed 3 Storey Town House
- Garage and Double Width Driveway
- RARE TO SALES MARKET
- Ground Floor Bedroom/Study and Shower Room/Wc
- Enclosed Rear Garden
- VIEWING ESSENTIAL

Offers In The Region Of £159,950

80a Wharton Street



Rea Estates welcome to the sales market this Four Bedroom Town House, situated in the village of Coundon, which offers a range of local amenities and is laid approximately two miles to the East of Bishop Auckland. The property has excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the North East.

Set over three floors, this substantial property has been carefully designed for comfort and family living, space being an important benefit of the design, with all of the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor and doors to Bedroom Four/Study, Shower Room/Wc and Utility Room.

To the first floor there is a Fitted Kitchen and a large 'L' shaped Lounge/ Diner with far reaching open views across the surrounding countryside.

A staircase rises to the second floor providing access to a further 3 Bedrooms and a Family Bathroom.

Occupying a generous plot the property has an enclosed garden to the rear and to the front, an attached Garage and Double Width Driveway providing off road parking facilities.

In our opinion this property will make an exceptional family home and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door opening to hallway with staircase rising to the first floor, two windows to the side elevation, under stair storage cupboard, radiator and laminate flooring.



Bedroom Four/Study

A double bedroom utilised by the current vendors as a study. Window to the rear elevation and radiator.



Shower Room/Wc

Part tiled shower room comprising, shower enclosure with electric unit, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, extractor fan and contemporary towel radiator.



First Floor Landing

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

Kitchen

Fitted with a modern range of base, drawer and wall units with complementary work surfaces and tiled splash backs. Inset sink unit with pull out and spray mixer tap. Integrated appliances to include; 5 ring gas hob with stainless steel extractor hood, electric oven, eye level microwave, fridge and freezer. Recessed ceiling lights and open views across the rear garden.



Utility Room

Space and plumbing for automatic washing machine, base unit with inset stainless steel sink. Wall mounted central heating boiler and external door opening to the rear elevation.



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.

Lounge Diner

A lovely dual aspect room with windows both front and rear, allowing lots of natural light to flood through. Cornice to ceiling, feature fire surround housing an electric fire and three radiators.



Second Floor Landing

Window to the side elevation and two built in storage cupboards. Access to the loft space, via a pull down ladder and which is partially boarded.

Bathroom

Fitted with a contemporary suite comprising; panelled bath, shower enclosure with rainfall and hand held units, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, towel radiator and obscure double glazed window.



Bedroom One

A well proportioned double bedroom boasting open views to the front of the house across the countryside. Radiator and fitted wardrobes incorporating overhead storage units.



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.

80a Wharton Street

Bedroom Two

Another double bedroom providing ample space for a range of free standing furniture. Window overlooking the rear garden and radiator.



Bedroom Three

Ample sized third bedroom again situated to the front of the house.



Externally

To the rear of the house there is a landscaped garden, which is laid partly to lawn. Flower beds contain an abundance of mature plants, trees and shrubs. A paved patio provides an ideal spot for outdoor dining.

To the front, a double width driveway leading to an attached garage with up and over door, power and lighting.

