



8 Waine Crescent Bishop Auckland DL14 6PH

- Stunning 3 Bedroom Family Home
- Beautifully Appointed Throughout
- Close to Schools and Amenities
- 2 Reception Rooms
- Kitchen Diner/Family Room
- Off Road Parking

Offers In The Region Of £139,950

8 Waine Crescent



It is with great pleasure that Rea Estates offer to the sales market this stunning 3 Bedroom Semi Detached Family Home, situated within walking distance of Bishop Auckland Town Centre, which is home to the spectacular open air night show Kynren- An Epic Tale of England.

A broad range of schools, shopping, healthcare and recreational facilities are within easy reach and there are excellent transport links to the A68 and A1(M) for travel both North and South.

Warmed via Gas Central Heating and having uPVC double glazing throughout, the internal layout briefly comprises, Entrance Hallway, two well proportioned Reception Rooms and a superb Kitchen Diner/Family Room with open views across the rear garden.

To the first floor, 3 Bedrooms and a Family Bathroom.

Occupying a generous plot the property has a landscaped garden to the rear, which is laid mainly to lawn with well stocked flower borders. To the front, an area of lawn and a gravelled driveway, providing off road parking facilities.

In our opinion this ready to move into property, which is a credit to the current vendors and offered for sale with no onward chain, would make an exceptional family home and therefore an internal viewing is essential to fully appreciate the accommodation on offer.

Entrance Hallway

Composite entrance door opening to a welcoming hallway with staircase rising to the first floor, window to the side elevation, central heating radiator and laminate flooring.



Second Reception Room: 11'0 x 9'06 (3.35m x 2.90m)

A versatile room that could be utilised for a number of purposes i.e., an office, formal dining room or if required, a ground floor bedroom. Double glazed window to the front elevation, media unit (designed to house television, speakers and gaming consoles) radiator and laminate flooring.



Lounge: 14'06 x 10'06 exc. bay (4.42m x 3.20m)

A spacious lounge with bay window to the front elevation, allowing lots of natural light to flood through. Feature fire surround housing gas fire, radiator and laminate flooring.



Kitchen Diner/Family Room: 16'07 x 15'09 max (5.05m x 4.80m)

The hub of the family home the kitchen diner/family room provides ample space for family dining and entertaining. Featuring a central island breakfast bar with Stoves electric oven and an extensive range of base, drawer and wall units with complementary granite work surfaces and up stands. One and a half bowl sink unit with pull out and spray mixer tap, integrated fridge freezer, washing machine, dishwasher and electric hob with contemporary extractor hood. Recessed ceiling lights, two Velux windows, vertical central heating radiator, laminate flooring and patio doors opening to the rear garden.



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.



Cloakroom/Wc

Comprising, low level w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome towel radiator and tiled flooring.

First Floor Landing

Double glazed window to the side elevation, vertical central heating radiator and a bespoke glass balustrade incorporating bookcase/display unit. Loft access hatch.



Bedroom One:

12'04 exc. robes x 10'06 (3.76m x 3.20m)

A double bedroom of generous proportions overlooking the front of the house, providing ample space for a king size bed and free standing furniture. Fitted wardrobes and radiator.



Bedroom Two: 11'0 x 9'07 (3.35m x 2.92m)

A second double bedroom again situated to the front of the property. Fitted wardrobe and radiator.



Bedroom Three: 9'10 x 6'11 (3m x 2.11m)

Ample sized third bedroom with double glazed window overlooking the rear garden and radiator.



Family Bathroom:

7'09 max x 6'03 (2.36m x 1.91m)

Fully tiled bathroom fitted with a white suite comprising; rainfall and hand held shower units and glass screen over free standing claw footed bath, wall mounted wash hand basin and low level w/c. Built in shelving units, white towel radiator and obscure double glazed window.



Externally

Occupying a generous plot the property has a private and enclosed garden to the rear, which is laid mainly to lawn with well stocked flower borders containing an array of mature plants and shrubs. A block paved patio provides an ideal spot for 'al fresco' dining.

To the front of the house an open plan lawn and a gravelled forecourt, provides off road parking facilities.

NB: Space for a Garage, subject to relevant planning permission.



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