



4 Princes Street Bishop Auckland DL14 7BB

- 3 Bedroom Mid Terrace
- Deceptively Spacious
- Ideal First Time Buy
- 2 Reception Rooms
- Town Centre Location
- NO ONWARD CHAIN

Offers In the Region Of £95,000

4 Princes Street

Rea Estates welcome to the sales market this substantial 3 Bedroom Mid Terrace property, 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.

The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and villages.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises: Entrance Lobby, Hallway with staircase rising to the first floor, spacious Lounge, separate Dining Room and Breakfast Kitchen.

To the first floor Three Bedrooms and a Family Bathroom. Externally there is an enclosed courtyard to the rear with gated access.

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

Lounge:

16'05 into bay x 14'05 (5m x 4.39m)

Walk in double glazed bay window to the front elevation, allowing lots of natural light to flood through. Cornice, picture rail and radiator.



Entrance Lobby

Composite entrance door opening to lobby with cornice to ceiling and glazed door to:

Hallway

Cornice to ceiling, corbelled arch, staircase rising to the first floor and central heating radiator.



Dining Room:

13'05 x 12'02 (4.09m x 3.71m)

Another reception room of generous proportions that could be utilised as a dining room or as a second lounge. Double glazed window to the rear, picture rail and radiator.



Kitchen:**9'08 x 5'11 (2.95m x 1.80m)**

Fitted with a range of base and wall units (one of which houses central heating boiler) and complementary work surfaces incorporating breakfast bar. Inset stainless steel sink, space and plumbing for automatic washing machine. Integrated gas hob and electric oven. Under stair storage cupboard, two double glazed windows and external door opening to the rear yard.

**Bedroom One:****13'05 x 10'09 (4.09m x 3.28m)**

Double bedroom situated to the front of the house, providing ample space for a range of free standing bedroom furniture.

**Bedroom Two:****13'07 x 12'01 (4.14m x 3.68m)**

A second double bedroom with double glazed window to the rear elevation and radiator.

**First Floor Landing**

Two storage cupboards and doors to:

Bathroom:**8'05 x 7'06 (2.57m x 2.29m)**

Comprising, mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. Central heating radiator and obscure double glazed window.



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Bedroom Three:

9'11 x 7'01 (3.02m x 2.16m)

Ample sized third bedroom with double glazed window to the front elevation, radiator and laminate flooring.



Externally

To the rear of the property there is an enclosed courtyard with gated access to the rear lane.