



23 Frances Terrace Bishop Auckland DL14 6BW

- 2 Bedroom Mid Terrace
- Gas Central Heating
- Within Walking Distance of all local Schools
- Excellent First Time Buy
- uPVC Double Glazing
- NO ONWARD CHAIN

Offers In The Region Of £65,000

23 Frances Terrace

Offered For Sale with No Onward Chain, Rea Estates welcome to the sales market this spacious Two 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.

Bishop Auckland General Hospital, Railway Station, all local schools, shops and recreational facilities are within easy reach.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Lobby, Lounge with concealed staircase rising to the first floor, Dining Room and Fitted Kitchen.

To the first floor there are 2 Double Bedrooms and a Family Bathroom.

Externally to the front of the house there is a wall enclosed forecourt, whilst to the rear an enclosed yard with gated access.

In our opinion this ready to move into property, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Dining Room:

13'11 max x 10'06 (4.24m x 3.20m)

The dining room provides ample space for a family size table and chairs. Window to the rear elevation, radiator and door to kitchen.



Entrance Lobby

uPVC entrance door to lobby with dado rail, central heating radiator and door to:

Lounge:

12'11 x 9'11 (3.94m x 3.02m)

Spacious lounge with cornice to ceiling, window to the front elevation, radiator, concealed staircase rising to the first floor and arch way to dining room.



Kitchen:**10'03 x 8'0 (3.12m x 2.44m)**

Fitted with a range of base, drawer and wall units, with complementary work surfaces. Inset stainless steel sink unit, space and plumbing for automatic washing machine. Integrated electric oven and hob. Wall mounted central heating boiler, radiator, window and external door opening to the rear yard.

**Bedroom Two:****10'08 x 7'09 (3.25m x 2.36m)**

A second double bedroom with window to the rear, cornice and radiator.

**First Floor Landing**

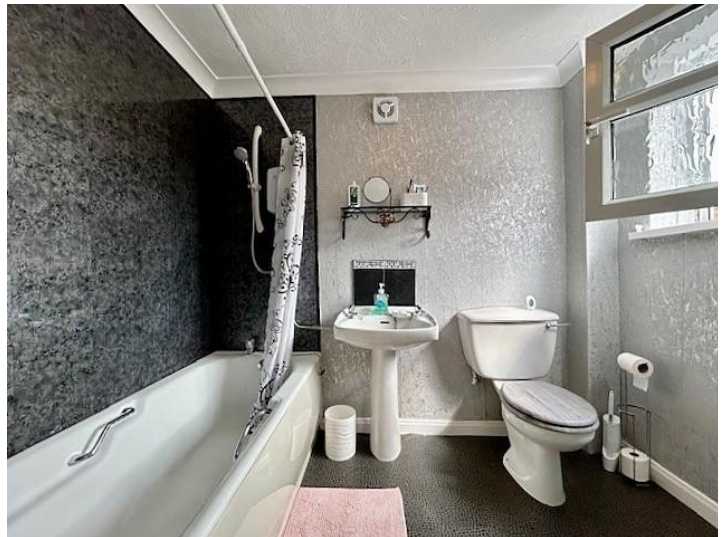
Cornice to ceiling, spindle balustrade, radiator and window to the side elevation. Doors to:

Bedroom One:**13'11 x 13'0 (4.24m x 3.96m)**

A double bedroom of generous proportions providing ample space for a range of free standing bedroom furniture. Cornice, radiator and two windows overlooking the front of the house.

**Family Bathroom:****8'0 x 6'02 (2.44m x 1.88m)**

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



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Externally

To the front of the house there is a wall enclosed forecourt, which is paved for ease of maintenance.

To the rear, a yard with raised flower bed and gated access.

