



20 Rochester Close Bishop Auckland DL14 0RJ

- 3 Bedroom Semi-Detached Family Home
- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Close To School and Local Amenities
- Garage and Off Road Parking
- EARLY VIEWING ESSENTIAL

Offers In The Region Of £155,000

20 Rochester Close, Etherley Dene



Lounge:

13'02 x 12'04 (4.01m x 3.76m)

A lovely light and spacious room with double glazed window to the front elevation, cornice, under stair storage cupboard, radiator and square arch to dining room.



It is with great pleasure that Rea Estates offer to the sales market this 3 Bedroom Semi-Detached Family Home, situated in the much sought after area of Etherley Dene, close to local schools, shopping and recreational facilities. The historic City of Durham is approximately 11 miles away and Newcastle-Upon-Tyne 30 miles away. The property has excellent transport links with the A688 trunk road giving access to the A1M for travel North and South. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Hallway, a well proportioned Lounge, Dining Room, Conservatory and Fitted Kitchen. To the first floor there are 3 ample sized Bedrooms and a recently refitted Family Bathroom. Externally the property has gardens front and rear. A lengthy driveway, providing added off road parking, leads to a detached Garage. In our opinion this property 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 Hallway

uPVC glazed entrance door to hallway with cornice to ceiling, central heating radiator and staircase rising to the first floor. Double doors to:

Dining Room:**10'09 x 8'0 (3.28m x 2.44m)**

Providing ample space for a family size table and chairs. Cornice, radiator, door to kitchen and patio doors opening to the conservatory.

**Kitchen:****11'04 x 7'05 (3.45m x 2.26m)**

Fitted with a modern range of base, drawer and wall units (one of which houses gas central heating boiler) complementary work surfaces and tiled splash backs. Inset stainless steel sink unit with central mixer tap, space and plumbing for automatic washing machine. Integrated electric oven, hob and extractor hood. Cornice, radiator, window to the side elevation and external door opening to the rear garden.

**Conservatory:****12'09 x 9'05 (3.89m x 2.87m)**

Currently utilised as a children's playroom. Two wall light points, radiator and glazed uPVC door 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.

First Floor Landing

Cornice, loft access and window to the side elevation. Doors to:

Bedroom One:

12'11 x 8'09 (3.94m x 2.67m)

A well proportioned double bedroom overlooking the front of the house. Cornice, radiator and mirrored sliding door wardrobes.



Bedroom Two: 9'01 x 9'01 (2.77m x 2.77m)

A second double bedroom with window to the rear elevation, radiator and built in storage cupboard.



Bedroom Three: 9'06 x 6'06 (2.90m x 1.98m)

Ample sized third bedroom with window to the front elevation, radiator and built in storage cupboard.

Bathroom

Refitted with a white suite comprising, mains fed shower and glass screen over panelled bath, back to wall w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome towel radiator and obscure double glazed window to the rear.



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Externally

To the front of the property there is an open plan garden which is laid to lawn. A driveway, providing added off road parking facilities, leads to a detached garage.

To the rear the enclosed garden is again laid to lawn with paved walk ways, patio area and well stocked flower borders containing an array of plants and shrubs.

