



## 1 Church Square High Etherley, Bishop Auckland DL14 0HW

- 2 Bedroom End Terrace
- Full Renovated
- NO ONWARD CHAIN
- Village Location
- Excellent Transport Links
- VIEWING ESSENTIAL

**Offers In The Region Of £119,950**

# 1 Church Square

Rea Estates welcome to the sales market this ready to move into 2 Bedroom End of Terrace property, situated in the sought after village of High Etherley. The neighbouring village of Toft Hill is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast. A wide range of schools, shopping and recreational facilities can be found within the neighbouring towns of Darlington, Wolsingham and Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England.

The property is a credit to the current vendor who has recently overseen an extensive refurbishment programme to include; a rewire, replastering, new central heating radiators, kitchen and bathroom. With neutral décor and flooring throughout the internal layout briefly comprises; Entrance Lobby with staircase rising to the first floor, a well proportioned Lounge and Kitchen Diner. To the first floor there is a Family Bathroom and Two Double Bedrooms.

Externally to the rear of the house there is a low maintenance courtyard garden with access to the rear lane.

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.

## Ground Floor

### Entrance Lobby

Glazed entrance door to lobby with staircase rising to the first floor and door to:

### Lounge:

**14'02 x 14'02 max (narrowing to 10'10)**

**4.32m x 4.32m (3.30m)**

A room of generous proportions with double glazed window to the front elevation and central heating radiator.





**Kitchen Diner:****14'09 max x 14'0 (4.50m x 4.27m)**

The kitchen diner provides ample space for family dining and entertaining.

Refitted with a contemporary range of base, wall and drawer units, complementary work surfaces and tiled splash backs. Inset one and a half bowl sink unit, space and plumbing for automatic washing machine. Integrated electric oven and hob with stainless steel and curved glass extractor hood. Recessed ceiling lights, wall mounted central heating boiler, radiator, two double glazed windows and external door opening to the rear courtyard.

**First Floor Landing**

Loft access and doors to:

**Bedroom One:****14'06 x 11'0 (4.42m x 3.35m)**

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

**Bedroom Two:****15'02 x 10'07 max (4.62m x 3.23m)**

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



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.

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## **Bathroom:**

**7'06 x 5'10 (2.29m x 1.78m)**

Part tiled bathroom refitted with a pristine 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. Obscure double glazed window and wall mounted extractor fan.



## **Externally**

To the rear of the house there is a paved courtyard with gated access.

