



82 Princes Street Bishop Auckland DL14 7BB

- Substantial 3 Bedroom Mid Terrace
- Within Walking Distance of All Local Schools
- Ideal First Time Buy
- 2 Reception Rooms
- Town Centre Location
- NO ONWARD CHAIN

Offers In the Region Of £95,000

82 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 Vestibule, Hallway with staircase rising to the first floor, spacious Lounge, separate Dining Room and Kitchen Diner.

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 great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Lounge:

13'07 exc. bay x 13'03 (4.14m x 4.04m)

Walk in double glazed bay window to the front elevation, allowing lots of natural light to flood through. Cornice, ceiling rose, picture rail, two wall light points, feature fire surround housing gas fire, radiator and laminate flooring.



Entrance Vestibule

uPVC entrance door opening to vestibule with cornice to ceiling, dado rail, tiled flooring and glazed door to:

Hallway

The sense of space is apparent upon entering the hallway with cornice to ceiling, corbelled arch, two wall light points, staircase rising to the first floor, under stair storage cupboard, central heating radiator and laminate flooring.



Dining Room:

13'06 x 10'09 (4.11m x 3.28m)

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, cornice, ceiling rose, picture rail, radiator and laminate flooring.



Kitchen:**13'10 x 8'03 max (4.22m x 2.51m)**

Fitted with a range of base units, inset one and a half bowl sink unit and complementary work surfaces. Integrated electric oven, gas hob with stainless steel extractor hood, space and plumbing for automatic washing machine. Recessed ceiling lights, radiator, tiled flooring and two double glazed windows.

**Dining Area:****11'11 x 8'05 max (3.63m x 2.57m)**

Integrated fridge freezer, unit housing gas central heating boiler, recessed ceiling lights, radiator, tiled flooring, double glazed window and external door opening to the side elevation.

**First Floor Landing**

A spacious landing with cornice to ceiling, spindle balustrade and built in storage cupboard. Access to the loft space, which is fully boarded with power and light. (The loft space could be easily converted subject to relevant planning)

Family Bathroom:**11'10 x 8'04 max (3.61m x 2.54m)**

A larger than average family bathroom fitted with a white suite comprising; corner bath, shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Easy clean PVC cladding, recessed ceiling lights, obscure double glazed window and radiator.

**Bedroom One:****13'07 x 10'09 (4.14m x 3.28m)**

Double bedroom overlooking the rear of the house. Cornice, ceiling rose, built in wardrobe, radiator and laminate flooring.



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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Bedroom Two:

13'07 x 10'11 into robes (4.14m x 3.33m)

Double bedroom with window to the front elevation, cornice, two built in wardrobes, radiator and laminate flooring.



Externally

To the rear of the house there is an enclosed courtyard with gated access to the rear lane. An outhouse provides added storage facilities.

Bedroom Three:

10'06 x 5'11 (3.20m x 1.80m)

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



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