



18 Frances Terrace Bishop Auckland DL14 6BW

- 2 Bedroom Mid Terrace
- Gas Central Heating
- Within Walking Distance of all local Schools
- Popular Location
- Close To Town Centre
- NO ONWARD CHAIN

£45,000

18 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, the internal layout briefly comprises, Entrance Lobby, Lounge with open plan access to Dining Room and 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 and to the rear a courtyard with gated access to the rear lane.

In our opinion this property, which is competitively priced to reflect that a degree of modernisation is required, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

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

Lounge:

11'10 x 11'09 (3.61m x 3.58m)

Spacious lounge with walk in bay window to the front elevation, cornice to ceiling and radiator. Square arch to dining room.



Dining Room:

15'0 x 9'10 (4.57m x 3.0m)

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



Kitchen:

12'03 x 6'03 (3.73m x 1.91m)

Base and wall units, stainless steel sink unit, radiator and wall mounted gas central heating boiler. Window and door opening to the side elevation.



Bedroom One: 15'01 max x 11'10 (4.60m x 3.61m)

A well proportioned double room providing ample space for a range of free standing bedroom furniture. Window to the front elevation, picture rail and radiator.



First Floor Landing

Access to the loft space via a pull down ladder and doors to:

Family Bathroom:

6'09 x 6'01 (2.06m x 1.85m)

Comprising, panelled bath, low level w/c and pedestal wash hand basin. Radiator and obscure glazed window to the rear elevation.



Bedroom Two: 9'11 x 8'06 (3.02m x 2.59m)

Window overlooking the rear courtyard, cornice, picture rail 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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Externally

To the front of the house there is an enclosed forecourt garden. To the rear an enclosed courtyard with gated access to the lane.

