



11 Buttermere Grove West Auckland DL14 9LG

- 3 Bedroom Semi Detached Family Home
- Excellent Transport Links
- Must Be Viewed To Be Appreciated
- Sought After Location
- Garage
- Landscaped Gardens

Offers In Excess Of £150,000

11 Buttermere Grove



Entrance Porch

Double glazed sliding door opening to porch with door to:

Hallway

Staircase rising to the first floor with glass balustrade, cornice to ceiling, walk in storage cupboard, under stair storage and central heating radiator.



Rea Estates welcome to the sales market this immaculately presented Three Bedroom Semi Detached family home, situated within this sought after residential development. The growth in popularity of property in this area in recent times reflects the excellent combination of local amenities with accessibility and ease of commuting.

The property is situated approximately 3 miles South West of Bishop Auckland town centre and approximately 13.5 miles South West of the City of Durham. There are also good transport links with the A689 trunk road giving direct access to the A1, for travel North and South.

The ever expanding Tindale Crescent Retail Park is also within easy reach.

The property has been subject to a great deal of expenditure by the current vendors who have installed a new bathroom, partial new double glazing, a new roof and landscaped gardens.

Warmed via Gas Central Heating, the internal layout briefly comprises, Entrance Porch, Hallway with staircase rising to the first floor, well proportioned Lounge, Dining Room and fitted Kitchen.

To the first floor there are three ample sized Bedrooms and a Family Shower Room/Wc.

Externally there are enclosed gardens to both the front and the rear. A detached Garage provides off road parking facilities.

In our opinion this ready to move into property, would make an exceptional family home and therefore an early viewing is highly recommended.

Kitchen:**18'07 x 9'04 (5.66m x 2.84m)**

Fitted with a modern range of base and wall units, complimentary work surfaces and inset stainless steel sink unit with mixer tap. Integrated eye level double oven, gas hob with extractor hood. Space and plumbing for automatic washing machine. Cornice to ceiling, recessed spot lights, contemporary vertical central heating radiator, two double glazed windows, external door opening to the side elevation, doors to hallway and to dining room.

**Lounge:****14'04 x 11'04 (4.37m x 3.45m)**

A room of generous proportions with lots of natural light flooding in through a large picture window at the front of the house.

The focal point of the room is a recently installed LED colour changing media wall with built in electric fire and recessed display shelving. Cornice to ceiling, dado rail and central heating radiator. Square arch to dining room.



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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Dining Room:**8'04 x 8'03 (2.54m x 2.51)**

Providing ample space for a family size dining table and chairs. Cornice to ceiling, dado rail, central heating radiator, double doors opening to the rear garden and door to kitchen.

**Family Shower Room/Wc:****8'06 x 5'06 (2.59m x 1.68m)**

Refitted with a pristine white suite comprising, walk in shower enclosure with contemporary rainfall and hand held units, low level w/c and wash hand basin inset to vanity unit. Three double glazed windows, recessed ceiling lights, tiled walls, extractor fan and chrome heated towel rail.

**First Floor Landing**

Double glazed window to the side elevation and doors to:

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Bedroom One:

11'10 x 10'04 (3.58m x 3.15m)

A well proportioned double bedroom overlooking the front of the house. Double glazed window, cornice, radiator and fitted wall to wall sliding door wardrobes.



Bedroom Two:

11'04 x 9'01 (3.45m x 2.77m)

A second double room which overlooks the landscaped rear garden.



Bedroom Three:

8'08 x 8'03 (2.64m x 2.51m)

An ample sized third bedroom with double glazed window to the front elevation, cornice and radiator.

Externally

To the front of the house there is a wall enclosed garden which is laid to lawn. A high quality resin walkway continues along the side of the property and to the rear, where it extends into a patio, providing ample space for a range of outdoor furniture. The garden has been designed for ease of maintenance with artificial turf and well stocked flower borders containing an array of mature plants and shrubs. A detached garage provides off road parking facilities.

