



12 Anson Walk Coundon, Bp Auckland DL14 8LU

- 2 Bedroom End Link Property
- Close To Schools and Amenities
- IDEAL FIRST TIME BUY
- Low Maintenance Gardens
- Garage To Rear
- NO ONWARD CHAIN

Offers In The Region Of £78,000

12 Anson Walk

Rea Estates offer to the sales market this Two Bedroom End Link property situated in the village of Coundon, which offers a range of local amenities and is laid approximately two miles to the East of Bishop Auckland. The property has excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the Northeast.

Anson Walk is within catchment area of local schools. Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises; Entrance Hall, Lounge, Dining Room with open plan access to Fitted Kitchen.

To the first floor there are Two Double Bedrooms, a Family Bathroom and separate W/c.

Externally there are low maintenance block paved gardens to both the front and rear. A detached garage also has pedestrian access from the rear garden.

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.

Entrance Hallway

uPVC glazed entrance door to hallway with staircase rising to the first floor. Doors to:

Lounge:

4.17m x 3.56m (13'8 x 11'8)

A well proportioned lounge with cornice to ceiling, window to the front elevation, radiator and door to dining room.



Dining Room:

3.15m x 2.41m (10'4 x 7'11)

The dining room provides ample space for a family sized table and chairs. Cornice, radiator, window and external door opening to the rear garden. Open plan access to kitchen.



Kitchen:

2.84m x 2.41m (9'4 x 7'11)

Fitted with a range of base, drawer and wall units with inset stainless steel sink unit and complementary work surfaces. Integrated electric oven and gas hob with extractor hood. Space and plumbing for washing machine. Cornice, tiled floor and window to the rear elevation.



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, radiator and doors to:

Bedroom One:

5.16m x 2.54m (16'11 x 8'4)

A double bedroom of generous proportions providing ample space for a range of free standing bedroom furniture. Cornice, window overlooking the front of the house, radiator and storage cupboard.



Bedroom Two:

3.48m x 3.40m (11'5 x 11'2)

Double bedroom with cornice, window to rear and radiator.



Bathroom

Tiled bathroom comprising; panelled bath and pedestal wash hand basin. PVC ceiling cladding, radiator and obscure double glazed window.



W/c

Low level w/c and obscure double glazed window.

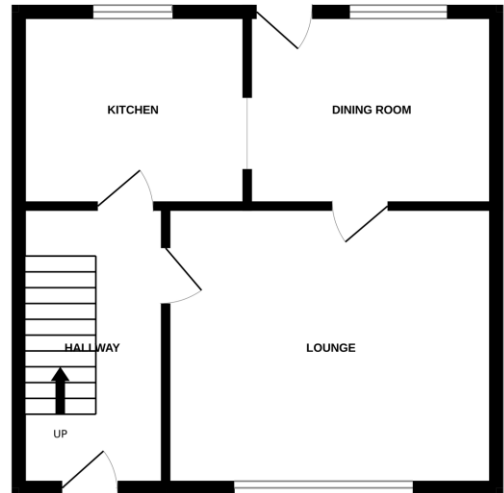
12 Anson Walk

Externally

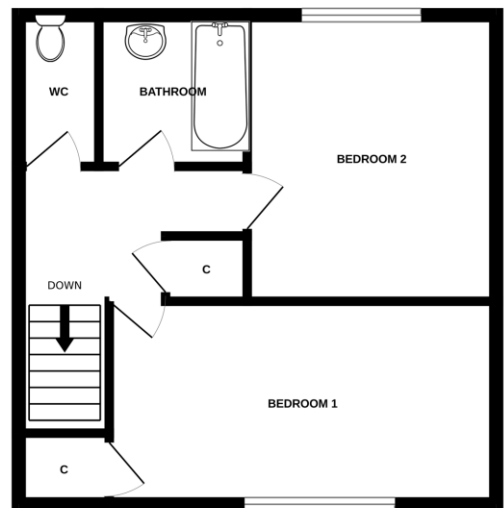
Externally there are enclosed block paved gardens to the front and rear and the property also benefits from a detached garage with pedestrian access from the rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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