



## Tresco, Braithwaite Street Bishop Auckland DL14 7DQ

- 3 Bedroom Mid Terrace
- Town Centre Location
- No Onward Chain
- 2 Reception Rooms
- Excellent Transport Links
- Within Walking Distance of Local Schools

**Offers In The Region Of £95,000**



# Tresco, Braithwaite Street

Rea Estates welcome to the sales market this spacious 3 Bedroom Family Home, situated within a popular area of Bishop Auckland, 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 major commercial centres of the Northeast. Warmed via Gas Central Heating and benefitting from Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, Lounge, separate Dining Room and Fitted Kitchen.

To the first floor, 3 ample sized Bedrooms and a Family Bathroom.

Externally to the front of the house there is a wall enclosed garden.

To the rear an enclosed garden, which benefits from not being directly overlooked.

In our opinion this property, which is competitively priced to reflect that a degree of modernisation is required and 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 entrance door opening to hallway with staircase rising to the first floor, central heating radiator and obscure double glazed window.



## Lounge:

**14'03 into bay x 11'09 (4.34m x 3.58m)**

A light and spacious lounge with double glazed bay window to the front elevation, two wall light points, radiator and stone fire surround housing electric fire.



**Dining Room:**

A versatile room that could be utilised as a formal dining room or as a sitting room. Window overlooking the rear garden, chimney recess storage cupboard, radiator and door to kitchen.

**Kitchen:**

**15'08 x 7'07 (4.78m x 2.31m)**

Base and wall units, inset stainless steel sink unit and laminated work surfaces, incorporating breakfast bar. Free standing electric cooker point, space and plumbing for washing machine. Wall mounted central heating boiler, radiator, window and external door opening to the rear garden.

**First Floor Landing**

Doors to:

**Family Bathroom:**

**7'11 x 6'11 (2.41m x 2.11m)**

Comprising; panelled bath, low level w/c and pedestal wash hand basin. Radiator and two timber glazed windows to the rear.

**Bedroom One:**

**14'05 x 10'11 (4.39m x 3.33m)**

A well proportioned double bedroom situated to the front of the house. Walk in bay window, storage cupboards and radiator.





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## Bedroom Two:

**11'10 x 9'10 (3.61m x 3m)**

A second double room with window to the rear elevation, radiator and storage cupboard.



## Bedroom Three:

**7'10 x 7'01 (2.39m x 2.16m)**

Ample sized third bedroom to the front of the house.



## Externally

To the front of the house there is a wall enclosed forecourt garden with gated access.

To the rear a raised garden, which is laid to lawn with flower borders containing an array of mature plants and shrubs.

