



44 Jenkins Drive Bishop Auckland DL14 6XJ

- 2 Bedroom Semi-Detached
- Popular Residential Location
- Excellent Transport Links
- Close To Local Amenities
- Lengthy Driveway
- NO ONWARD CHAIN

£110,000

44 Jenkins Drive

Rea Estates offer to the sales market this 2 Bedroom Semi-Detached property, situated at the head of a quiet cul-de-sac, within a popular residential development.

The ever expanding Tindale Crescent Retail Park and Bishop Auckland town centre, offering schools, shopping and recreational facilities are both within easy reach.

Jenkins Drive also offers excellent transport links to the A68 and A1 (M) for travel both North and South. Warmed via Gas Central heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Porch, spacious Lounge with staircase rising to the first floor, Kitchen Diner and Conservatory.

To the first floor there is a Family Bathroom and Two Double Bedrooms.

Externally the property has gardens front and rear. A lengthy driveway provides off road parking facilities for a number of vehicles.

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 Porch

Glazed entrance door to hallway with wood flooring and door to:

Lounge: 13'2 x 13'2 (4.02m x 4.02m)

Feature fire surround, window to the front elevation, wood flooring and staircase rising to the first floor. Open plan access to kitchen/diner.



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.

Kitchen/Dining Room: 13'2 x 9'8 (4.02m x 2.96m)

Fitted with a range of base and wall units, complementary work surfaces with inset one and a half bowl sink unit. Free standing electric cooker point, space and plumbing for washing machine. Under stair storage cupboard, wood flooring, window to the rear and patio doors opening to the conservatory.

The dining area provides ample space for a family size table and chairs.

**Conservatory: 11'2 x 9'2 (3.41m x 2.81m)**

Of dwarf wall construction with uPVC double glazing. Laminate flooring and French doors opening to the rear garden.

First Floor Landing

Double glazed window to the side elevation and loft access hatch. Doors to:

Bedroom One: 13'2 x 10'0 (4.02m x 3.07m)

Double bedroom overlooking the front of the house, with mirrored sliding door wardrobes and storage unit housing gas central heating boiler.

**Bedroom Two:**

9'9 x 6'11 (2.99m x 2.12m)

A second double room with window to the rear elevation and laminate flooring.

Shower Room/Wc:

5'11 x 5'11 (1.82m x 1.82m)

Comprising; quadrant shower enclosure with electric unit, low level w/c and wash hand basin inset to vanity unit. Chrome towel radiator and obscure double glazed window.



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44 Jenkins Drive

Externally

To the front of the property there is an open plan garden which is laid to lawn. A lengthy driveway provides off road parking facilities for 2/3 vehicles.

To the rear, a private and enclosed garden.

Externally

Occupying a very generous plot the property has an enclosed garden to the front which is laid to lawn with well stocked flower borders. A driveway, providing added off road parking, leads to an attached garage, which has a pedestrian door to the rear garden.

An extensive rear garden is again laid mainly to lawn with an abundance of mature plants, trees and shrubs.

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