7 Lambton Drive
Bishop Auckland DL14 6LG

- 3 Bedroom Semi Detached
- Desirable Residential Location
- Excellent Transport Links
- Within Walking Distance of Local Schools
- Close To Local Amenities
- No Onward Chain

Reduced To Offers In Region Of £154,950

Address: 50b Princes Street
Bishop Auckland
County Durham
DL14 7AZ

Tel: 01388 60 77 80
Fax: 01388 60 22 60
Email: enquiries@reaestates.co.uk
Web: www.reaestates.co.uk

7 Lambton Drive

Rea Estates welcome to the sales market this extended Three Bedroom Semi Detached property, situated on the much sought after Pye Estate.
Lambton Drive is within walking distance of local schools, shopping, recreational facilities, Bishop Auckland General Hospital and Railway Station. There are also excellent transport links to the A1(M) for travel both North and South.
Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway, Ground Floor Bathroom, a well proportioned Lounge and Kitchen Diner/Family Room.
To the first floor, 3 ample sized Bedrooms.
Externally to the front of the house there is a block paved forecourt and a lengthy driveway, providing off road parking facilities for a number of vehicles.
To the rear, the enclosed garden is laid to lawn with a paved patio, providing ample space for a range of outdoor garden furniture.
In our opinion this property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door to hallway with staircase rising to the first floor and under stair storage cupboard.

Lounge: 21’11 max x 10’01 max (6.40m x 3.07m)

A lovely light and spacious room with window to the front elevation, feature fire surround, door to kitchen and French door and window opening to the Dining/Family 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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

Kitchen Diner/Family Room:
16'05 max x 15'03 max (5m x 4.65m)
Fitted with a range of base and wall units, laminated work surfaces, inset one and a half bowl sink unit and tiled splash backs. Integrated electric oven, gas hob and stainless style extractor hood. Wall mounted central heating boiler. Window to the side elevation, two Velux windows and French doors opening to the rear garden.

Family Bathroom: 6'03 x 5'04 (1.91m x 1.63m)
Part tiled bathroom comprising; contemporary rainfall shower and glass screen over panelled bath, back to wall w/c and wall mounted wash hand basin. Window to the side 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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

First Floor Landing
Window to the side elevation and loft access hatch.

Bedroom One: 12’11 x 9’08 (3.94m x 2.95m)
A double bedroom of generous proportions situated to the front of the house, with built in storage cupboard.

Bedroom Two: 11’09 x 7’11 (3.58m x 2.41m)
Double bedroom overlooking the rear garden.

Bedroom Three: 8’08 x 7’10 (2.64m x 2.39m)
Ample sized third bedroom again situated to the rear of the house.

Externally
Designed for ease of maintenance the property has a block paved garden and driveway to the front, which allow off road parking for a number of vehicles. Gated side access opening to the private and enclosed rear garden, which is laid to lawn with well stocked flower borders. Paved walk ways and a patio area providing an ideal spot for ‘al fresco’ dining and entertaining.

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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk