



**53 St. Cuthberts Way
Bishop Auckland DL14 6DY**

- 4 Bedroom 3 Storey Family Home
- Desirable Residential Location
- Garage and Driveway
- Excellent Transport Links
- Close To Local Schools and Amenities
- Viewing Essential

Offers In The Region Of £210,000

53 St. Cuthberts Way



It is with great pleasure that Rea Estates offer to the sales market this substantial 4 Bedroom 3 Storey Detached family home, situated within a much sought after residential area.

St. Cuthberts Way is close to the heart of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England' and is within walking distance of local schools, shopping and recreational facilities. For commuters the A689 and A688 are nearby, leading to the A1 (M) for travel both North and South.

An extensive public transport system via both bus and rail provides regular access to neighbouring towns and villages. For those wishing to explore the open countryside, Hamsterley Forest, The Durham Dales and The Weardale Valley, which is an Area of Outstanding Beauty, are also within easy reach.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the layout briefly comprises; Entrance Lobby, a well proportioned Lounge, Inner Hallway with staircase rising to the first floor, Cloakroom/Wc and Kitchen Diner.

To the first floor there is a Family Bathroom and 3 Double Bedrooms, the Master of which has En-Suite facilities.

A staircase rises to the second floor and Bedroom Four. Externally to the front of the house there is a low maintenance paved forecourt and driveway, leading to an attached Garage.

To the rear, a landscaped garden with paved patio area.

In our opinion this property will make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.

Entrance Lobby

Composite entrance door opening to lobby with laminate flooring and door to:

Lounge: 16'09 into bay x 10'08 (5.11m x 3.25m)

Walk in bay window to the front elevation, allowing lots of natural light to flood the room, feature fire surround housing an electric fire (gas point also in place) laminate flooring and door to inner hallway.



Inner Hallway

Staircase rising to the first floor, laminate floor and pedestrian door to garage.

Cloakroom/Wc

Comprising; wash hand basin, low level w/c, extractor fan and tiled flooring.

Kitchen Diner: 19' 04 x 10' 03 (5.89m x 3.12m)

The kitchen diner provides ample space for family dining and entertaining. Fitted with a range of base and wall units, complementary work surfaces with inset stainless steel sink unit. Free standing gas and electric cooker point with extractor hood. Space and plumbing for washing machine and dishwasher. Recessed spot lights, laminate flooring, double glazed window and patio doors opening to the rear garden.



First Floor Landing

Window to the side elevation and staircase rising to the second floor.

Master Bedroom:

13' 0" x 9' 8" (3.96m x 2.95m)

Double bedroom of generous proportions situated to the front of the house.



En-Suite

Double shower cubicle with mains fed shower unit, pedestal hand wash basin and low level w/c. Ceiling mounted extractor fan, tiled flooring and opaque double glazed window



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.

Bedroom Two: 11'1 x 9'0 (3.38m x 2.74m)

Double bedroom overlooking the rear garden.



Bedroom Three: 10' 0 x 7'05 (3.05m x 2.26m)

A second double bedroom situated to the rear of the house.



Family Bathroom

Fitted with a white suite comprising; panelled bath with tiled splash back, low level w/c and pedestal wash hand basin. Obscure double glazed window to the front elevation.



Second Floor

Large storage cupboard and door to:

Bedroom Four:

14' 6 x 13' 7 (4.42m x 4.14m)

The fourth bedroom could not fail to impress, taking over the entire top floor of the property. Three windows allow lots of natural light to flood the room. Walk in storage cupboard housing water tank.



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Externally

To the front of the house a tarmac driveway and block paved forecourt, provide added off road parking facilities for a number of vehicles.

To the rear, the private and enclosed garden is laid to lawn with well stocked flower borders containing an array of mature plants and shrubs. A paved patio provides an ideal spot for a range of outdoor garden furniture.

Garage:

17'04 x 8'01 (5.28m x 2.46m)

Up and over door, power and lighting.



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