



1 Regent Street Bishop Auckland DL14 7LJ

- 2 Bedroom End of Terrace
- Town Centre Location
- NO ONWARD CHAIN
- Loft Room and Cellar
- Previously Utilised As Office Premises
- VIEWING ESSENTIAL

Offers In The Region Of £99,950

1 Regent Street

Rea Estates welcome to the sales market this deceptively spacious 2 Bedroom End of Terrace property, previously utilised as office premises. Regent Street is situated within Bishop Auckland Town Centre, which is home to the spectacular open air night show Kynren - An Epic Tale of England and is within walking distance of the Railway Station and Hospital.

The property has excellent transport links with the A688 leading to the A68 giving access to the A167 and A1 (M) to travel North and South.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Reception Hallway with staircase rising to the first floor, open plan access to Fitted Kitchen and Dining Room with concealed staircase leading down into the cellar. A separate well proportioned Lounge has bay window to the side elevation.

To the first floor there is a W/c and Two Double Bedrooms. A staircase rises to the second floor loft room, which could be utilised for a number of purposes.

Externally there is an enclosed courtyard with gated side access.

In our opinion this property, which is offered with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Reception Hallway

Timber side entrance door to hallway with staircase rising to the first floor. Door to separate lounge and open plan to:

Dining Room:

15'01 x 14'02 (4.60m x 4.32m)

A spacious area with double glazed window to the front elevation, cornice to ceiling, feature fire place, central heating radiator, laminate flooring, door to cellar, external door to courtyard and corbelled arch to kitchen.



Cellar

With power and lighting.

Kitchen:**8'01 x 5'05 (2.46m x 1.65m)**

Fitted with a range of base and wall units, one of which houses the central heating boiler, complimentary work surfaces, stainless steel sink unit and tiled splash backs. Integrated electric oven, gas hob with extractor hood. Double glazed window to the side elevation.

**First Floor Landing**

Spindle balustrade, central heating radiator and staircase to second floor. Doors to:

Bedroom One: 14'07 x 11'09 (4.45m x 3.58m)

A well proportioned double bedroom with double glazed window to the front elevation, cornice to ceiling, central heating radiator and walk in storage cupboard.

**Lounge:****14'06 x 11'08 (4.42m x 3.56m)**

A lovely room of generous proportions with walk in bay window to the front elevation, allowing lots of natural light to flood the room. Cornice and ceiling rise, timber fire surround, chimney recess storage cupboards and central heating radiator.

**Bedroom Two: 9'08 x 8'08 (2.95m x 2.64m)**

Ample sized second bedroom with double glazed window to the side elevation and central heating radiator.



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W/c

Fitted with a low level w/c and wash hand basin. Obscure double glazed window, contemporary central heating radiator, double doors to built in storage cupboard and tiled flooring.



Loft Room:

21'08 max x 11'07 (6.4m x 3.53m)

An extremely spacious room that could be utilised for a number of purposes. Velux window to the side elevation.



Externally

To the side of the property there is an enclosed courtyard with gated access.



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.

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