



24 Riverside Bp Auckland DL14 6XT

- 4 Bed Detached Family Home
- Sought After Residential Development
- Garage and Driveway
- 2 Reception Rooms
- Excellent Transport Links
- No Onward Chain

Offers In The Region Of £200,000

24 Riverside

Rea Estates offer to the sales market this 4 Bedroom Detached family home, situated within the exclusive Riverside development, a short distance from Bishop Auckland town centre, offering a range of schools, shopping and recreational facilities.

The growth in popularity of property in this area in recent times, reflects the combination of tranquil natural surroundings combined with accessibility and ease of commuting, the A688 trunk road giving direct access to the A1M for travel both North and South. Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, a well proportioned Lounge with French doors opening to the rear garden, separate Dining Room and Breakfast Kitchen.

To the first floor, Four Double Bedrooms, the Master of which has En-Suite facilities. The house bathroom has been converted into a Wet Room/Wc.

Externally to the front of the property there is a double width driveway, leading to an attached Garage.

To the rear, a terraced garden with paved patio. In our opinion this competitively priced 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.



Reception Hallway

The sense of space is apparent upon entering the hallway with staircase rising to the first floor, pedestrian door to garage and doors to:

Dining Room:

10'7 x 8'4 (3.23m x 2.55m)

A versatile room overlooking the front of the house that could also be utilised as an office/study.



Lounge: 14'11 x 11'03 (4.55m x 3.43m)

A lovely light and spacious room situated to the rear of the house, overlooking the garden.



Breakfast Kitchen: 13'4 x 8'11 (4.08m x 2.72m)

Fitted with an extensive range of base and wall units, complementary work surfaces, inset one and a half bowl sink unit and tiled splash backs. Space and plumbing for washing machine. Integrated oven, hob and extractor hood.



Cloakroom/Wc

Fitted with a low level wc and wash hand basin. Obscure double glazed window to the side elevation.



First Floor Landing

Window to the side elevation, loft access hatch and doors to:

Master Bedroom:

10'07 x 9'06 (3.23m x 2.10m)

Well proportioned bedroom with window to the front elevation and mirrored sliding door wardrobes.



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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En-Suite

Comprising; step in shower with mains fed unit, low level w/c and pedestal wash hand basin. Ceiling mounted extractor fan and window to the side elevation.



Bedroom Two: 8'07 x 8'04 (2.62m x 2.55m)

A second bedroom situated to the front of the house.



Bedroom Three: 10'08 x 8'02 (3.25m x 2.50m)

Offering open views across the rear garden and beyond.



Bedroom Four: 9'06 x 8'02 (2.90m x 2.50m)

Window to the rear elevation and mirrored sliding door wardrobes.



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Wet Room/Wc:

8'04 x 4'0 (2.55m x 1.21m)

Fully tiled wet room comprising, mains fed shower, low level w/c and pedestal wash hand basin. Ceiling mounted extractor fan and window to the side elevation.



Externally

To the front of the property, a double width driveway, providing added off road parking facilities, leads to an attached garage.

Gated side access leading to the enclosed terraced rear garden, which offers open views across the surrounding countryside.



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