



50 Ascot Way St. Helen Auckland DL14 9AN

- 2 Bedroom End of Terrace
- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Garden and Off Road Parking
- Close To Local Amenities
- VIEWING ESSENTIAL

Offers In The Region Of £115,000

50 Ascot Way



It is with great pleasure that Rea Estates offer to the sales market this ready to move into Two Bedroom property, situated within a popular residential development.

The ever expanding Tindale Crescent Retail Park is within walking distance, offering a range of leisure facilities, supermarkets, shops, restaurants and cafés. Ascot Way is also within easy reach of local schools whilst Bishop Auckland Town Centre is approximately 2 miles away. An extensive public transport system in the area, offers regular bus services to the neighbouring towns and villages. The A688 is nearby, leading to the A1 (M) for travel both North and South.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises: Entrance Hallway, Cloakroom/Wc, Breakfasting Kitchen and a well proportioned Lounge overlooking the private and enclosed rear garden. To the first floor there is a Family Bathroom and Two Bedrooms.

Externally to the front of the property there is an open plan garden and driveway. To the rear, an enclosed garden with open views across the surrounding countryside.

In our opinion this property should prove of interest to a variety of purchasers and therefore an internal viewing is essential to fully appreciate the accommodation on offer.

Entrance Hallway

Composite entrance door opening to hallway with staircase rising to the first floor and central heating radiator housed in decorative cover. Doors to:

Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Obscure double glazed window to the front elevation.

Breakfast Kitchen:

12'11 x 7'05 (3.94m x 2.26m)

Fitted with a range of base, drawer and wall units, complementary work surfaces with inset sink unit and tiled splash backs. Integrated gas hob, stainless steel extractor hood, eye level electric oven and microwave, space and plumbing for washing machine. Window to the front elevation and radiator.



Lounge:**13'11 x 10'01 (4.24m x 3.07m)**

A lovely light and spacious lounge situated to the rear of the house which benefits from not directly overlooked. French doors opening to the rear garden and radiator.

**First Floor Landing**

Access to the loft space. Doors to:

Bedroom One:**13'09 max x 11'09 (4.19m x 3.58m)**

A double room of generous proportions with two double glazed windows to the front elevation, built in storage cupboard, mirrored sliding door wardrobes and radiator.



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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Bedroom Two:

11'03 x 7'02 (3.43m x 2.18m)

Ample sized second bedroom which is situated to the rear of the property and which is not directly overlooked.



Externally

To the rear of the property there is a private and enclosed garden, which is laid to lawn and boasts far reaching open views.

To the front, there is an open plan garden, which again is laid to lawn. A driveway provides off road parking facilities.



Bathroom

Part tiled bathroom comprising; panelled shower bath with mains fed unit and screen, low level w/c and pedestal wash hand basin. Obscure double glazed window and radiator.



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