



30 Walcher Gardens Bracks Farm, Bp Auckland DL14 7GA

- **3 Bedroom Town House**
- **Sought After Residential Development**
- **Detached Garage and Driveway**
- **Deceptively Spacious**
- **Excellent Transport Links**
- **No Onward Chain**

Reduced To Offers In The Region Of £175,000

30 Walcher Gardens

It is with great pleasure that Rea Estates offer to the sales market this substantial Three Bedroom 3 Storey Town House situated within the much sought after Bracks Farm development, approximately 1.5 miles 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 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 uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Reception room with walk in bay window to the front elevation, Kitchen/Breakfast Room, Utility and ground floor Cloakroom / Wc.

To the first floor there is a second spacious Reception Room, a Double Bedroom and Family Bathroom.

The Master Bedroom, which has en suite facilities, is on the second floor as is Bedroom Three.

Externally there is an open plan garden to the front of the property. A detached garage and tarmac driveway provide ample off road parking facilities. To the rear there is an enclosed garden laid mainly to lawn.

In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an internal inspection is essential to fully appreciate the accommodation on offer.

Entrance Hallway

Glazed composite entrance door to hallway, with cornice to ceiling, corbelled arch, under stair storage cupboard and staircase rising to the first floor.



Reception Room One:

12'3 x 9'1 (3.73m x 2.77m)

A well proportioned reception room that could be utilised for a number of purposes. Walk in bay window to the front elevation, cornice, radiator and archway to kitchen/breakfast room.



Kitchen/Breakfast Room:

16'0 x 9'6 (4.90m x 2.77m)

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Inset one and a half bowl stainless steel sink with mixer tap, space and plumbing for dishwasher. Integrated Bosch double electric oven and gas hob. Double glazed 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, e.g. title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.



To the rear of the kitchen there is ample space for a small table. French doors open to the rear garden. Door to:

Utility Room

Fitted with a matching range of base and wall units, single drainer sink unit, plumbing for washing machine, extractor fan, radiator and window to the rear elevation.

Cloakroom/Wc

Fitted with a white suite comprising wash hand basin, low level w/c and extractor fan.

First Floor Landing

Central heating radiator, staircase rising to the second floor and doors to:

Lounge/Second Reception Room:

15'2 x 12'11 (4.63m x 3.95m)

A room of generous proportions with two double glazed windows to the front elevation, allowing lots of natural light to flood through. Cornice, two radiators and feature fire surround housing gas fire.



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Family Bathroom: 6'10 x 5'6 (2.08m x 1.68m)

Part tiled bathroom fitted with a white suite comprising, panelled bath, low level w/c and pedestal wash hand basin. Central heating radiator, extractor fan and opaque double glazed window to the side elevation.



Bedroom Three: 13'1 x 8'8 (3.99m x 2.66m)

Two double glazed windows to the rear elevation, two double built in wardrobes and radiator.



Second Floor Landing

Built in storage cupboard, radiator and loft access. Doors to:

Bedroom Two: 13'2 x 8'8 (4.01m x 2.64m)

A second well proportioned double room, again overlooking the rear of the house. Storage cupboard, two double built in wardrobes and radiator.



Master Bedroom: 13'2 x 10'11 (4.02m x 3.35m)

With open views down the street, the landscaped green area and the countryside beyond. Two double glazed windows, radiator, built in storage cupboard and fitted wardrobe.



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En Suite Shower Room

Comprising, shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Extractor fan, radiator and obscure double glazed window.



Externally

To the front of the property there is an open plan garden with an array of mature plants and shrubs. A gate to the side of the property gives access to the fence enclosed rear garden, which is laid to lawn with raised flower borders. A paved patio area provides ample space for outside dining and entertaining. The detached garage, to the side of the property, has up and over door, power and lighting.



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