



3 Gudmunsen Avenue Bishop Auckland DL14 6RG

- 3 Bedroom Semi-Detached Family Home
- Close to Schools and Local Amenities
- Excellent Transport Links
- Gas Central Heating
- Extensive Rear Garden
- Excellent First Time Buy

Offers In The Region Of £94,950

3 Gudmunsen Avenue



Rea Estates offer to the sales market this deceptively spacious Three Bedroom Semi Detached family home, situated within a popular area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The ever expanding Tindale Crescent Retail Park is within walking distance. For the commuter, the A68 and A1 (M) offer excellent transport links to neighbouring towns and villages.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Lobby with staircase rising to the first floor, a well-proportioned Lounge and Kitchen Diner. To the first floor, a Family Bathroom and Three Bedrooms. Occupying a generous plot the property has enclosed gardens front and rear.

In our opinion this property should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Lobby

uPVC entrance door opening to lobby with staircase rising to the first floor and door to:

Lounge:

15'09 max x 12'10 (4.80m x 3.91m)

Window to the front elevation, feature fire surround housing electric fire, laminate flooring and door to kitchen diner.



Kitchen Diner:**19'06 max x 9'01 (5.79m x 2.77m)**

The kitchen diner provides ample space for a family size table and chairs.

Fitted with a range of base, drawer and wall units, laminated work surfaces with inset stainless steel sink unit. Free standing electric cooker point, space and plumbing for washing machine. Under stair storage cupboard housing gas central heating boiler, window and external door opening to the rear garden.

**Bedroom Two:****12'05 x 9'0 (3.78m x 2.74m)**

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

**Bedroom Three:****9'0 x 7'11 (2.74m x 2.41m)**

Ample sized third bedroom with window to the front elevation.

**First Floor Landing**

Window to the side elevation and access to the fully boarded loft space, via a pull-down ladder. Doors to:

Bedroom One:**13'0 max x 12'11 (3.96m x 3.94m)**

A double room of generous proportions situated to the front of the house. Two windows, allowing lots of natural light to flood through and built in storage cupboard.



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Bathroom

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



Externally

To the front of the house there is an enclosed garden which is laid to lawn. Gated side access leads to the enclosed rear garden, which is again laid to lawn.

