



61 Wharton Street Coundon, Bp Auckland DL14 8PB

- 3 Bedroom End Of Terrace
- Close To Local Amenities
- Excellent Transport Links
- Gardens Front and Rear
- Gas Central Heating
- Ideal First Time Buy

Offers In The Region Of £79,950

61 Wharton Street



Rea Estates offer to the sales market this deceptively spacious 3 Bedroom End of Terrace property situated in the village of Coundon, which offers a range of local amenities and is laid approximately two miles to the East of Bishop Auckland. The property has excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the Northeast. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Reception Porch, a well proportioned Lounge, separate Dining Room, Fitted Kitchen, Rear Lobby and Ground Floor Cloakroom/Wc.

To the first floor there are 3 generous Bedrooms and a Family Bathroom.

Externally to the front of the property there is a wall enclosed garden planted with shrubbery whilst to the rear of the property there is an easy maintenance astro-turfed yard with handy garden shed.

In our opinion this property should prove of interest to a variety of purchasers, both first time buyers and investors alike and therefore an early viewing is highly recommended.

Ground Floor

Reception Porch

Door opening to:

Lounge: 6.03m x 3.18m (19'9 x 10'5)

Double glazed window to the front elevation, two central heating radiators and feature fireplace. Door to dining room.



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.

Dining Room: 3.93m x 3.59m (12'11 x 11'9)

The dining room provides ample space for a family size table and chairs. Double glazed window to the rear, radiator and staircase rising to the first floor. Access to kitchen and door to rear lobby.

**Kitchen: 2.83m x 2.45m (9'3 x 8'0)**

Fitted with a range of base and wall units, laminate worktops, stainless steel sink unit with mixer tap, plumbing for automatic washing machine. Integrated oven, hob and extractor hood. Laminate flooring and double glazed window.

**Rear Lobby**

Door accessing the rear of the property, laminate flooring, and door leading to:

Ground Floor Cloakroom/Wc

Low level w/c, wash hand basin, laminate flooring, double glazed window and radiator.

First Floor Landing

Loft access, built in storage cupboards.

**Bedroom One:****3.78m x 3.18m (12'5 x 10'5)**

Double glazed window to the front elevation, radiator, laminate flooring and built in wardrobe.



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Bedroom Two:

3.86m x 2.93m (12'8 x 9'7)

Double glazed window overlooking the rear of the house, radiator, laminate flooring and built in wardrobe.



Bedroom Three:

2.64m x 2.49m (8'8 x 8'2)

Double glazed window to the front elevation, radiator, laminate flooring and built in wardrobe.



Bathroom

Comprising; panelled bath, pedestal wash basin and low level w/c. Recessed ceiling lights, wall cladding, double glazed window, radiator and laminate flooring.



Externally

To the front of the house there is an enclosed garden with gated access. The garden contains an array of mature plants and shrubs. To the rear, the garden is designed for ease of maintenance. A shed provides added storage facilities.



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