



## 4 McIntyre Terrace Bishop Auckland DL14 6HW

- **Extended 3 Bed Semi Detached Family Home**
- **Within Walking Distance of Town Centre**
- **NO ONWARD CHAIN**
- **Gardens Front and Rear**
- **Excellent Transport Links**
- **VIEWING ESSENTIAL**

**Fixed Price £85,000**

# 4 McIntyre Terrace

Rea Estates welcome to the sales market this Three Bedroom Semi Detached family home, situated within walking distance of Bishop Auckland Town Centre, 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. (Cockton Hill Infant and Junior School being on the same road)

There are also excellent transport links with the A688 trunk road giving access to the A1M for travel North and South.

The property has uPVC Double Glazing throughout and is warmed via storage heaters.

Extended to the rear, the internal layout briefly comprises, Entrance Hall with staircase rising to the first floor, Cloakroom/Wc, a lovely light and spacious Lounge/Diner and Breakfast Kitchen.

To the first floor, a Family Shower Room/Wc, two well proportioned Double Bedrooms and one Single.

Externally the house has gardens both front and rear.

In our opinion this property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchaser and therefore an early viewing is highly recommended.

## Ground Floor

### Entrance Hallway

Glazed entrance door opening to hallway with staircase rising to the first floor, telephone point, doors to lounge and to Cloakroom/Wc.



### Cloakroom/Wc

Fitted with a combined two-in-one wash hand basin and toilet. Built in storage cupboard.

### Lounge:

#### **17'0" excluding bay x 10'09 (5.18m x 3.28m)**

A well proportioned lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Stone built fire place and square arch to dining area.



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 Area:****10'09 x 5'10 (3.28m x 1.78m)**

A welcome extension to the original house with window overlooking the rear garden and glazed door to kitchen.

**Breakfast Kitchen:****13'03 x 8'09 (4.04m x 2.67m)**

Fitted with an extensive range of base and wall units, complementary work surfaces (incorporating breakfast bar) inset stainless steel sink unit and tiled splash backs. Integrated electric hob, extractor hood and oven, space and plumbing for automatic washing machine. Under stair storage cupboard, window overlooking the rear garden and external door opening to the side elevation.



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## First Floor Landing

Doors to:

### Shower Room/Wc:

**7'07 x 5'10 (2.31m x 1.78m)**

Tiled shower room comprising, shower enclosure with electric unit, wash hand basin inset to vanity unit and low level w/c.

Recessed ceiling lights, cupboard housing water tank and

obscure double glazed window.



### Bedroom One: 11'08 into bay x 10'11 (3.56m x 3.33m)

A well proportioned double room situated to the front of the house, providing ample space for a range of free standing bedroom furniture.



### Bedroom Two: 14'50 x 7'09 (3.33m x 2.36m)

An extended second double bedroom with window to the rear elevation and fitted sliding door wardrobes to both sides.



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## Bedroom Three:

**7'05 x 6'0 (2.26m x 1.83m)**

Ample sized third bedroom again situated to the rear of the house.

## Externally

To the front of the house there is a wall enclosed garden, which is designed for ease of maintenance.

Gated side access to the rear, where the enclosed garden is laid to lawn with raised flower borders containing an array of mature plants and shrubs.



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