



69 Collingwood Street Coundon, Bp Auckland DL14 8LH

- Substantial 2 Bed Property
- Close To Schools and Amenities
- IDEAL FIRST TIME BUY OR INVESTMENT
- Deceptively Spacious
- Excellent Transport Links
- NO ONWARD CHAIN

Reduced To Offers In The Region Of £80,000

69 Collingwood Street

Rea Estates offer to the sales market this extremely spacious Two Bedroom Mid 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.

Collingwood Street is within minutes walking distance of local schools.

Warmed via Gas Central Heating and benefitting from Double Glazing, the internal layout briefly comprises; Entrance Vestibule, a well-proportioned Lounge, Dining Room with open plan staircase rising to the first floor and Kitchen Diner.

To the first floor there are Two Double Bedrooms and a Family Bathroom.

A staircase rises to the loft space which could be utilised for a number of purposes.

Externally to the rear of the house there is an enclosed courtyard with a paved driveway providing off road parking facilities.

In our opinion this larger than average terraced property, which is offered for sale with no onward chain, is priced to reflect that a degree of modernisation is required and therefore should prove of great interest to a variety of purchasers.

Entrance Vestibule

uPVC glazed entrance door to lobby with cornice to ceiling and solid wood flooring (which continues through into the lounge and dining room)

Lounge:

17'07 x 17'05 (5.36m x 5.31m)

Walk in bay window to the front elevation, allowing lots of natural light to flood through, cornice, ceiling rose, four wall light points, radiator and square arch to dining room.



Dining Room:

17'05 x 14'11 (5.31m x 4.55m)

The dining room provides ample space for a family size table and chairs. The focal point of the room is a log burning stove with timber mantle. Cornice, ceiling rose, two wall light points, radiator, staircase rising to the first floor, under stair storage cupboard and French doors opening to the rear courtyard. Door to kitchen.



Dining Area: 9'09 x 7'02 (2.97m x 2.18m)

Cornice, radiator and double doors opening to the rear elevation.



Kitchen:

12'01 x 10'05 (3.68m x 3.18m)

Fitted with a range of base, drawer and wall units, laminated work surfaces with inset stainless steel sink unit and tiled splash backs. Space and plumbing for washing machine. Cornice, recessed ceiling lights, window and external door opening to the side elevation.



First Floor Landing

Cornice, dado rail and cupboard housing central heating boiler. Staircase to loft space.

Bathroom: 9'10 x 9'09 (3m x 2.97m)

Comprising; corner bath, low level w/c and pedestal wash hand basin. Separate shower enclosure. Chrome towel radiator and obscure double glazed window to the rear.



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.

Bedroom One:

17'06 x 15'03 (5.33m x 4.65m)

An extremely spacious double bedroom providing ample space for a range of free standing bedroom furniture. Cornice, ceiling rose, radiator, two windows to the front elevation and two wall light points.



Bedroom Two:

14'11 x 10'10 (4.55m x 3.30m)

A second double bedroom which is situated to the rear of the house. Cornice, radiator and built in storage cupboard.



Loft Space

A useful room that could be utilised for a number of purposes. Velux window to the front and radiator.

Externally

To the rear of the house there is an enclosed courtyard. Gates open to a paved driveway, providing off road parking facilities.

