



George Street, West Auckland, DL14 9JR
2 Bed - House - End Terrace
£80,000

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Robinsons are delighted to offer to the market this deceptively spacious 2 Bedroom End terraced property, situated within the village of West Auckland, which is to the west of Bishop Auckland on the A688 road.

The historic City of Durham is approximately 15 miles and Newcastle-Upon-Tyne approximately 33 miles away.

Tindale Crescent Retail Park, with its range of shops, restaurants and planned future developments is within easy reach.

The property has been extended to the rear to create an impressive Dining Room.

Warmed via Gas Central Heating and benefitting from Upvc double glazing, the internal layout briefly comprises; Entrance Vestibule with staircase rising to the first floor, well proportioned Lounge, Breakfasting Kitchen, Dining Room and ground floor Cloakroom/Wc.

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

Externally to the front of the property there is a block paved parking bay, whilst to the rear an enclosed courtyard with gated access to the rear lane.

Across the lane there is an enclosed garden, which is laid to lawn with mature borders. Double gates open to allow added off road parking facilities.

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

Energy Efficiency Rating E | Council Tax band A | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Lobby

Entered via a timber door from the front and with stairs to the first floor.

Lounge

13'10" x 12'11" (4.22 x 3.94)

With feature open working fireplace housed in a timber surround, double glazed window to the front elevation, cornice to ceiling, central heating radiator, television aerial point and glazed door to kitchen.

Kitchen/Breakfast Room

18'0" x 9'10" (5.49 x 3.00)

Fitted with a comprehensive range of base and wall units having contrasting worktops incorporating one and a half bowl stainless steel sink unit and mixer tap. Free standing gas cooker point, space and plumbing for automatic washing machine. Cornice to ceiling, two central heating radiators, tiled splash backs flooring, under stair storage cupboard and double

glazed window to the rear elevation. Open plan to dining room extension.

Dining Room

15'8" x 9'6" (4.80 x 2.92)

A versatile room that could be utilised for a number of purposes. Two Velux windows and feature vertical windows to the side allowing an ample amount of natural light to flood the room. Recessed spotlights, Belfast sink unit, central heating radiator, eye catching tiled flooring, uPVC door to rear courtyard and door to Cloakroom/WC.

FIRST FLOOR

Landing

Giving access to the loft space which is fully boards and has lighting and window to the side elevation.

Bedroom 1

13'10" x 12'5" (4.24 x 3.81)

A well proportioned double bedroom, with double glazed window to the front elevation, cornice to ceiling, and central heating radiator.

Bedroom 2

11'10" x 6'9" (3.63 x 2.06)

A good sized second bedroom which is situated to the rear of the property and with cornice to ceiling, central heating radiator and laminate flooring

Family Bathroom

Fitted with a white suite comprising, panelled bath with mains fed shower over, low level w/c and pedestal wash hand basin, part tiled walls. opaque double glazed window to rear elevation, cornice to ceiling and two central heating radiators.

EXTERNAL

To the front of the property there is a block paved parking bay and raised flower bed, whilst to the rear, an enclosed courtyard with gated access to the rear lane.

Across the lane there is an enclosed garden, which is laid to lawn with borders containing mature plants and shrubs. Double gates open to an area of paving, providing added off road parking facilities. Timber framed storage shed.



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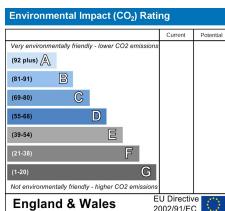
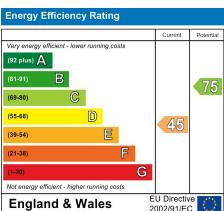
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