



54 Lilac Way, Toft Hill Bishop Auckland DL14 0TA

- 2 Bedroom Semi-Detached Bungalow
- Village Location
- Garage and Lengthy Driveway
- Low Maintenance Rear Garden
- Excellent Transport Links
- No Onward Chain

Offers In The Region Of £157,000

54 Lilac Way



Entrance Hallway

uPVC side entrance door opening to central hallway with cornice to ceiling, radiator, built in storage/airing cupboard with radiator and loft access hatch.

Lounge Diner:

18'1 x 12'6 (5.51m x 3.81m)

Double glazed window to the front elevation, cornice, timber fire surround housing gas fire and two radiators.



Rea Estates welcome to the sales market this Two Bedroom Semi Detached Bungalow, situated in the sought after village of Toft Hill, which is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast.

The village is the perfect location for those wishing to explore Hamsterley Forest, The Durham Dales and The Weardale Valley, which is an Area of Outstanding Natural Beauty.

The ever expanding Tindale Crescent Retail Park is a short drive away and a comprehensive range of schools, shopping and recreational facilities can be found in Bishop Auckland, which is home to the spectacular open air night show Kynren – An Epic Tale of England.

Warmed via Gas Central Heating (new boiler installed 2025) and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway, a well-proportioned Lounge Diner, Kitchen, Two Bedrooms and Bathroom.

Externally the property has low maintenance gardens both front and rear. A lengthy driveway, providing added off road parking facilities, leads to a Detached Garage.

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

Kitchen:**9'9 x 8'2 (2.97m x 2.48m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces with inset one and a half bowl sink unit and tiled splash backs. Free standing electric cooker point, space and plumbing for washing machine. Window to the front elevation, radiator and laminate flooring.

**Bedroom One:****12'7 x 11'7 (3.83m x 3.53m)**

Double bedroom overlooking the rear of the bungalow. Cornice, radiator and fitted wardrobes.

**Bedroom Two:****9'8 x 9'2 (2.94m x 2.79m)**

A second double room with cornice, radiator and patio doors opening to the rear garden.

**Bathroom:****6'7 x 5'9 (2m x 1.76m)**

Fitted with a white suite comprising; rainfall and hand-held shower units, bi fold screen over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window to the side elevation, ceiling mounted extractor fan and radiator.



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Externally

To the front of the property the open plan garden is designed for ease of maintenance with paving and gravelled flower borders. A lengthy driveway leads to a detached garage.

To the rear, the enclosed garden has a paved patio, providing ample space for a range of outdoor garden furniture.

