



## 4 Beech Road Bishop Auckland DL14 6ER

- 3 Bedroom Mid Terrace
- Gas Central Heating
- IDEAL FIRST TIME BUY
- 2 Reception Rooms
- Close To Local Amenities
- NO ONWARD CHAIN

**Offers In The Region Of £79,950**

# 4 Beech Road

Rea Estates welcome to the sales market this Three Bedroom Mid Terrace property situated within a popular area of the town.

Beech Road is within walking distance of Bishop Auckland General Hospital, Railway Station, all local schools, shops and recreational facilities. There are also good transport links to the A68 and A1 (M) for travel both North and South.

The property is warmed via Gas Central Heating and benefits from uPVC Double Glazing throughout.

The internal layout briefly comprises, Entrance Lobby, Hallway with staircase rising to the first floor, Lounge, Dining Room and Fitted Kitchen.

To the first floor there is a Family Bathroom and Three Bedrooms.

Externally to the rear of the house there is an enclosed yard with gated access.

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

## Lounge:

**13'03 x 10'0 (4.04m x 3.05m)**

A well-proportioned lounge with window to the front elevation, cornice, picture rail, two wall light points, radiator and archway to dining room.



## Entrance Lobby

Composite entrance door opening to lobby with laminate flooring (which continues through into hallway, lounge and dining room) and glazed timber door to:

## Hallway

Cornice to ceiling, picture rail, radiator and staircase rising to the first floor.



**Dining Room:**  
**13'08 x 12'06 (4.17m x 3.81m)**

The dining room provides ample space for a family sized table and chairs. Window to the rear elevation, cornice, picture rail, radiator and feature fire surround housing gas fire. Doors to under stair storage cupboard and to kitchen.



**Kitchen:**  
**10'07 x 8'05 (3.23m x 2.57m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces with inset stainless steel unit, integrated fridge freezer, space and plumbing for washing machine, free standing gas cooker point with stainless steel extractor hood. uPVC door and window opening to the rear yard.



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## First Floor Landing

Storage cupboard housing gas central heating boiler and loft access hatch.



## Bathroom

Comprising, panelled bath with electric shower and bi-fold screen, low level w/c and wash hand basin. Built in storage cupboards, white towel radiator and obscure double glazed window.



## Bedroom One: 10'08 x 10'06 max (3.25m x 3.20m)

Double bedroom overlooking the front of the house, providing ample space for a range of free standing bedroom furniture.



## Bedroom Two: 11'04 x 10'05 max (3.45m x 3.18m)

A second double bedroom with window to the rear elevation.

## Bedroom Three: 8'11 x 6'04 (2.72m x 1.93m)

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

## Externally

To the rear there is an enclosed yard with gated access.



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.