reaestates.co.uk

Rea Estates

01388 60 77 80



251 Toft Hill
Bishop Auckland DL14 0JE

- 3 Bedroom Mid Terrace
- Village Location
- GARDEN AND OFF-ROAD PARKING
- Far Reaching Open Views To Rear
- Excellent Transport Links
- VIEWING ESSENTIAL

Offers In Excess of £180,000

Address: 50b Princes Street
Bishop Auckland
County Durham
DL14 7AZ

Tel: 01388 60 77 80

Email: enquiries@reaestates.co.uk
Web: www.reaestates.co.uk

251 Toft Hill



Rea Estates welcome to the sales market this ready this Three Bedroom Mid Terrace family home, 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 and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance hallway with staircase rising to the first floor, a well-proportioned lounge with square arch to the dining room, fitted kitchen and conservatory.
To the first floor there is a shower room/wc and three bedrooms.
Externally to the rear of the house there is a large garden, boasting far reaching open views across the surrounding countryside. A paved sun terrace provides ample space for outdoor dining and entertaining.
In our opinion this property, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Hallway
uPVC glazed entrance door opening to hallway with staircase rising to the first floor, radiator and under stair storage cupboard.



Lounge:
11'10 x 11'04 (3.61m x 3.45m)
Walk in bay window to the front of the house, allowing lots of natural light to flood the room.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

Dining Room:
11'11 x 11'05 (3.63m x 3.48m)
Providing ample space for a family size table and chairs. Window overlooking the conservatory and door to kitchen.





Kitchen:
17'07 x 7'09 max (5.36m x 2.35m)
Fitted with a range of base and wall units, complementary work surfaces with inset one and a half bowl sink unit and tiled splash backs. Integrated gas hob, electric oven, space and plumbing for washing machine. Laminate tile effect flooring, radiator, window to the rear, window and glazed door opening to the conservatory.



Conservatory:
10'0 x 8'11 (3.05m x 2.72m)
A lovely room in which to sit and enjoy the open views across the rear garden and countryside beyond. French doors opening to the paved sun terrace.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

First Floor Landing
Access to the fully boarded loft space, via a pull-down ladder.

Bedroom One: 11’11 x 11’06 (3.63m x 3.51m)
Double bedroom situated to the front of the house.





Bedroom Two: 12’0 x 11’06 (3.66m x 3.51m)
A second double room boasting stunning open views across the rear garden.



Bedroom Three: 8’04 x 5’10 (2.54m x 1.78m)
Ample sized third bedroom with window to the front elevation.

Shower Room/Wc: 7’11 x 5’09 (2.41m x 1.75m)
Tiled shower room comprising, walk in shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Radiator and obscure double glazed window.



Externally
Occupying an extremely generous plot the property has a low maintenance forecourt providing off road parking facilities. To the rear, a paved sun terrace with steps down to a private and enclosed garden, which is laid to lawn with well stocked flower borders.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

251 Toft Hill





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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk