



**RYAN JAMES**  
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



**2 Manor Court, Bishop Auckland St. Helen Auckland DL14 9FD**  
**£400,000**

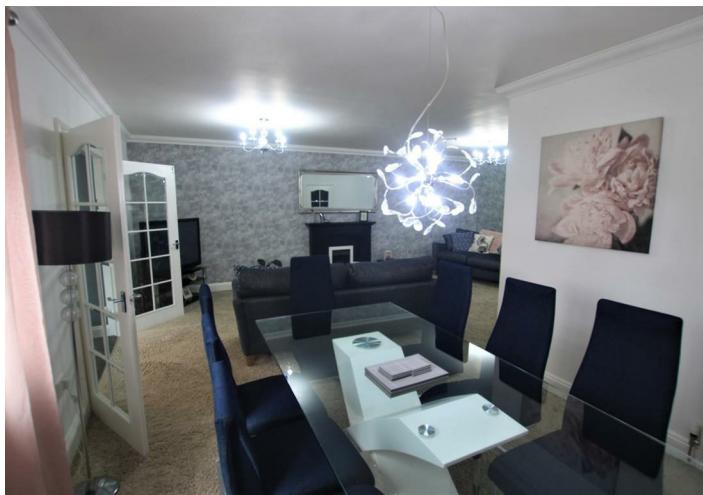
Manor Court is a unique detached four-bedroom dormer bungalow that is situated on an extremely private & well-maintained plot of approximately a quarter of an acre, concealed in the ever-popular village of St Helen Auckland south-west of the historic market town of Bishop Auckland. Over two floors the spacious internal accommodation comprises an entrance hall, a cloakroom/WC, a cosy snug, a modern fitted kitchen, a sizeable lounge-diner, a garden room, a ground floor double bedroom with a wetroom/WC, a first-floor landing, a master bedroom with en suite bathroom & walk-in wardrobe, a further two double bedrooms and a four-piece house bathroom. To the exterior of the property, there is a detached double garage with electric roller shutter doors, a lengthy gravelled driveway providing off-street parking for several vehicles, front & rear gardens both of which are laid mainly to lawn, a further garden which is currently used to home a range of Anatidae. With the added benefits of double glazing throughout, gas central heating & no onward chain. viewing is essential to appreciate the size, location, presentation and aspect of the accommodation on offer. EPC rating 'TBC'.



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## The Accommodation Comprises

### Entrance Hall

With a double glazed door to the front elevation, high-quality floor covering, storage cupboard, radiator and stairs leading to the first floor.

### Snug

13'1" x 11'1" (4 x 3.4)

With a double glazed window to the front elevation, high-quality floor covering, radiator and TV point.

### Lounge/Diner

22'11" x 22'7" (7 x 6.9)

With a featured mirrored wall, inset gas fire sitting on a marble Hearth in attractive timber surround, TV & telephone point, high-quality floor covering, radiator, and a double glazed window to the rear elevation.



### Garden Room

11'11" x 16'4" (3.65 x 5)

With double glazed patio doors opening to the rear garden & windows, high-quality floor covering and radiator.

### Kitchen

14'9" x 14'9" (4.5 x 4.5)

Including a fitted range of wall, drawer & base units incorporating rolled edge work surfaces, central breakfast island, integrated hob, eye-level oven & microwave, inset sink drainer unit with mixer tap over, fridge freezer, space & plumbing for a washing machine, dishwasher, spotlights, radiator, double glazed windows to the rear & side elevations and door to the garden.

### Cloakroom/WC

Including a low-level WC, wash hand basin, radiator, tiled walls & floor and double glazed window to the front elevation.



### Bedroom

18'0" x 14'9" (5.5 x 4.5)

With a double glazed window to the front elevation, fitted wardrobes, TV point, high-quality floor covering and radiator.

### Wetroom/WC

Including a low-level WC, bowl wash hand basin, mains fed shower, vertical heated towel rail, fully tiled walls & floor and an extractor fan.

### First Floor Landing

With a double glazed window to the front elevation, high-quality flooring, storage cupboard and radiator.



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### Master Bedroom

13'7" x 18'2" (4.15 x 5.55)

A dual aspect room with double glazed windows to the front & side elevations, high-quality floor covering, fitted wardrobe and radiator.

### En Suite Bathroom

A modern three-piece suite comprising of a panelled bath with shower over, wash hand basin, low-level WC, part tiled walls, wall mounted vertical heated towel rail and Velux window to the rear elevation.

### Walk In Wardrobe

9'6" x 9'0" (2.9 x 2.75)

With fitted wardrobes.

### Bedroom Two

13'1" x 12'11" (4 x 3.95)

With a double glazed window to the front elevation, fitted wardrobes, high-quality floor covering and radiator.

### Bedroom Four

11'9" x 13'5" (3.6 x 4.1)

With a double glazed window to the rear elevation, high-quality floor covering and radiator.

### House Bathroom

A modern four piece suite comprising of a panelled bath, step-in shower cubicle, wash hand basin, low-level WC, fully tiled walls & floor, wall mounted vertical heated towel rail and Velux window to the rear elevation.

### Exterior

### Detached Garage

A sizeable double garage with electric roller shutter doors, the benefit of light & power and a pedestrian door to the front elevation.

### Off Street Parking

A gravelled driveway provides off-street parking for several vehicles.

### Front Garden

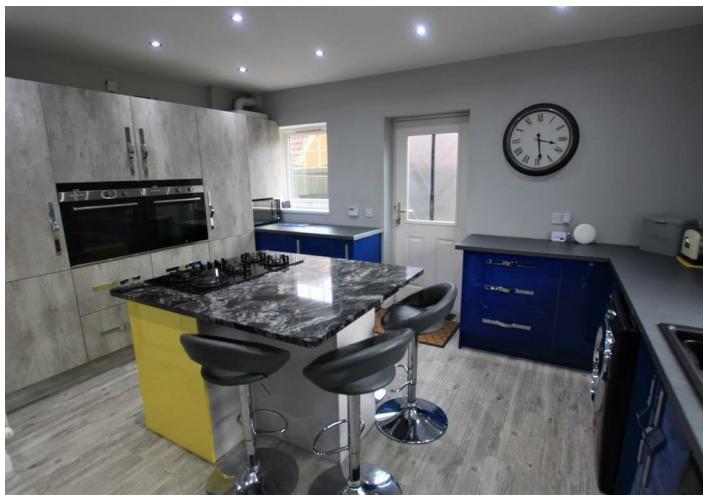
An enclosed front garden laid to lawn with fenced boundaries.

### Side Garden

Laid mainly to lawn with timber-framed storage sheds.

### Rear Gardens

A private rear garden laid mainly to lawn with private patio seating areas, timber-framed storage shed and fenced boundaries.





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#### Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

#### Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

#### Viewing

Viewing is Strictly By Appointment Only.



#### Agents Notes

\*\*\* PLEASE NOTE THE STATIC CARAVAN IS NOT INCLUDED IN THE SALE PRICE BUT CAN BE PURCHASED VIA SEPERATE NEGOTIATION \*\*\*

#### Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

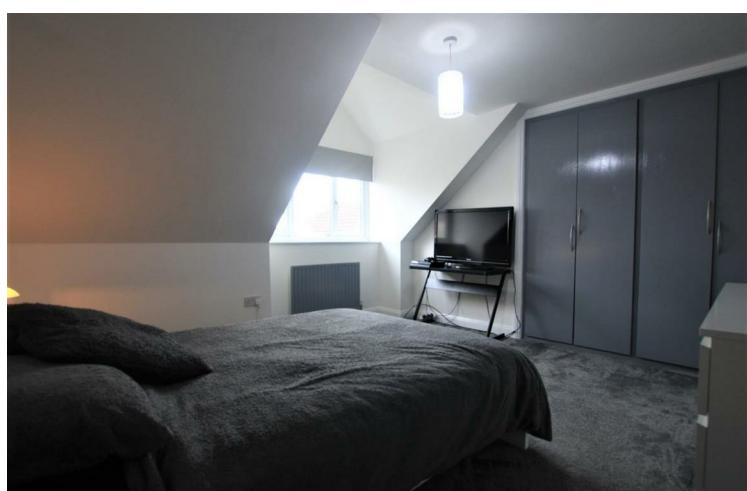
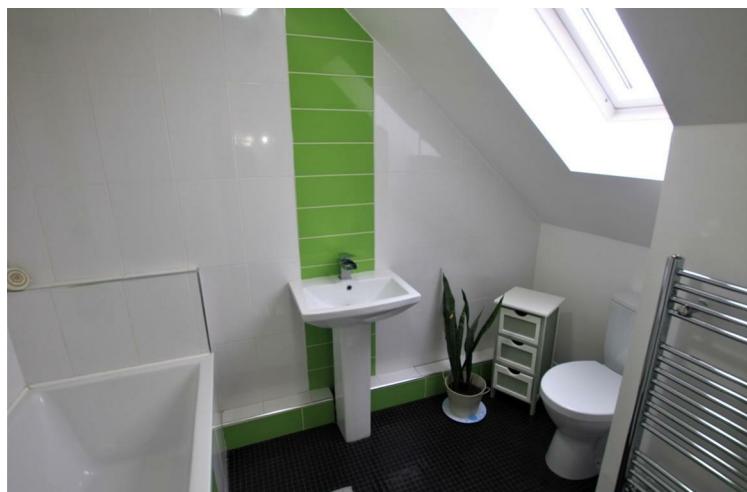




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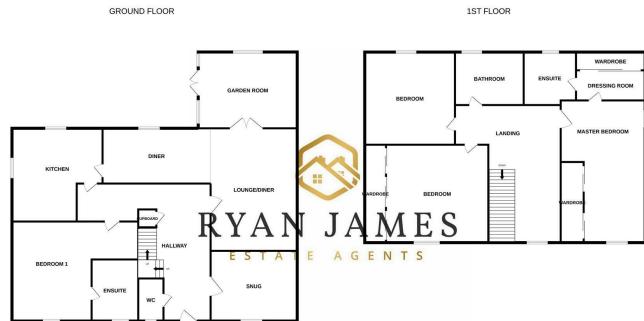




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Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The photographs and floorplan are for general guidance only and should not be relied upon as being an accurate representation of the property. Made with Metropix © 2022



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus)                                   | <b>A</b>                |         |           |
| (81-91)                                     | <b>B</b>                |         |           |
| (69-80)                                     | <b>C</b>                |         |           |
| (55-68)                                     | <b>D</b>                |         |           |
| (39-54)                                     | <b>E</b>                |         |           |
| (21-38)                                     | <b>F</b>                |         |           |
| (1-20)                                      | <b>G</b>                |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus)   | <b>A</b>                |         |           |
| (81-91)   | <b>B</b>                |         |           |
| (69-80)   | <b>C</b>                |         |           |
| (55-68)   | <b>D</b>                |         |           |
| (39-54)   | <b>E</b>                |         |           |
| (21-38)   | <b>F</b>                |         |           |
| (1-20)  | <b>G</b>                |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

