



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## **27 Bishops Court, Bishop Auckland St. Helen Auckland DL14 9FB**

**£90,000**

an opportunity to purchase this modern, semi detached three bedroom family home is situated on arguably the most enviable plot on the popular residential cul de sac of Bishops Court located in St Helen Auckland a short distance from Tindale retail park and the range of amenities it has to offer. Over two floors the internal accommodation comprises of an entrance hall, a cloakroom/w.c, a lounge, a dining room with French doors opening to the rear garden, a fitted kitchen, a first floor landing, a master bedroom with en suite shower room, a further two double bedrooms and a house bathroom. To the exterior of the property, there is off street parking for a number of vehicles to the front whilst to the rear an enclosed private garden, with the benefit of double glazing throughout and gas central heating, viewing is highly recommended to appreciate the size, location, view and presentation of the accommodation on offer. EPC 'C'.



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## The Accommodation Comprises

### Entrance Hall

With a double glazed entrance door to the front elevation, staircase to the first floor and radiator.

### Cloakroom/WC

Including a white suite comprising of a low level w.c., pedestal wash hand basin, radiator and double glazed window to the front elevation.

### Living Room

14'7" x 12'7" (4.47 x 3.84)

With a double glazed window to the front elevation, TV & telephone point and radiator.

### Dining Room

12'4" x 10'2" (3.78 x 3.12)

With double glazed French doors to the rear elevation, storage cupboard and radiator.

### Kitchen

10'7" x 7'4" (3.25 x 2.26)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer taps over, integrated electric oven & hob, extractor hood & light and double glazed window to the rear elevation.

### First Floor Landing

With access to the roof space and storage cupboard.

### Master Bedroom

12'4" x 10'2" (3.78 x 3.12)

With a double glazed window to the rear elevation, fitted wardrobe and radiator.

### En Suite Shower Room

Including a modern three piece suite comprising of a double step in shower cubicle, hand basin, low level w.c., part tiled walls, radiator and extractor fan.

### Bedroom Two

10'2" x 8'11" (3.1 x 2.74)

With a double glazed window to the front elevation and radiator.

### Bedroom Three

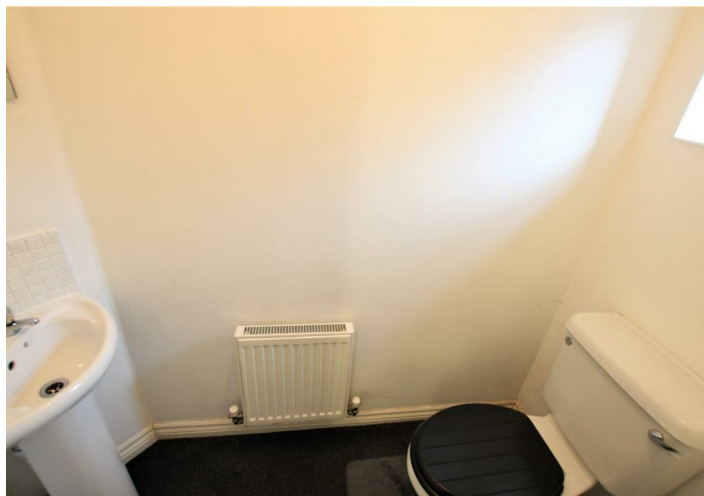
6'11" x 7'8" (2.11 x 2.36)

With a double glazed window to the front elevation and radiator.

### House Bathroom

Including a modern three piece suite comprising of a panelled bath with shower over, wash hand basin, low level w.c., part tiled walls, radiator, extractor fan and double glazed window to the rear elevation.

### Exterior

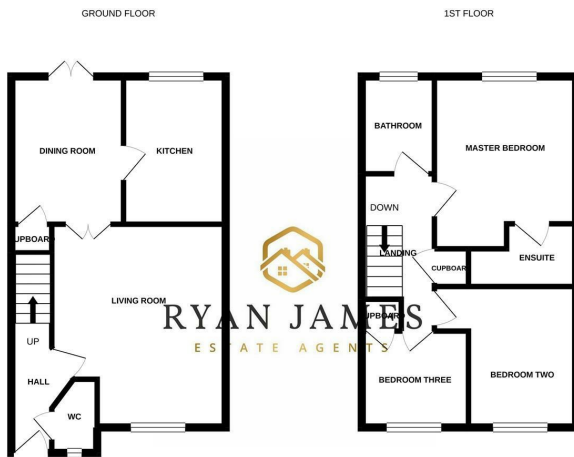




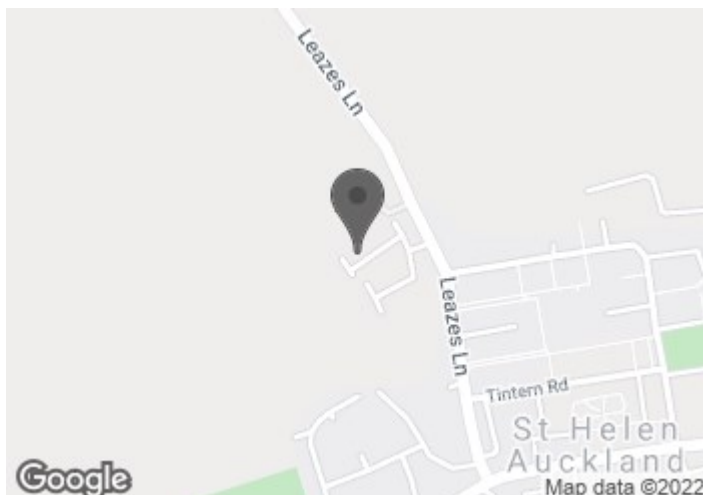
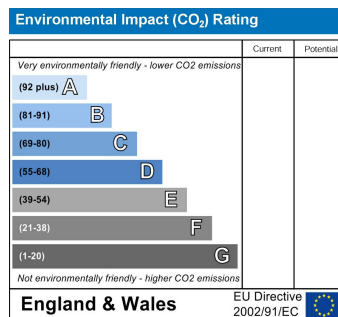
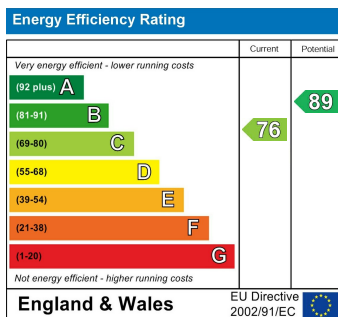
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While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of space, fixtures, fittings and any other items are approximate and not intended to be relied upon for any purpose. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used for any other purpose. The property, fixtures and fittings are shown as they are. No liability is accepted for any error or omission. Map data ©2022



### Off Street Parking

A lengthy driveway providing off street parking for a number of vehicles.

### Rear Garden

A South-West facing rear garden laid mainly to lawn with private patio seating area and fenced boundaries.

### 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.

### 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.