



RYAN JAMES
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



41 Murphy Crescent, Bishop Auckland DL14 6QH **£70,000**

An opportunity to purchase this well presented, two bedroom, semi detached home. The accommodation has been maintained to a very high standard, within a popular cul-de-sac, located within easy walking distance of Bishop Auckland town centre and the range of amenities on offer.

Having the benefits of gas central heating & double glazed windows throughout the property, in brief, comprises an entrance hall, a lounge/diner, a fitted kitchen, a first floor landing, two spacious bedrooms, a house bathroom/w.c. Externally there is a lengthy driveway to the front providing ample off street parking and a low maintenance garden with planted borders whilst to the rear, a sizeable laid to lawn garden with brick built outhouses currently used for storage. This well appointed property comes with no onward chain and is sure to appeal to a range of buyers so viewing is a must to appreciate the accommodation on offer. EPC rating 'D'



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The Accommodation Compromises

Entrance Hall

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

Lounge

10'3 x 19'7 (3.12m x 5.97m)

With double glazed windows to both the front & rear elevations, feature gas fire, TV & telephone points and radiator.

Kitchen

8'2 x 11'6 (2.49m x 3.51m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer tap over, integrated double oven & gas hob, extractor hood & light, space & plumbing for a washing machine and double glazed door & window to the rear elevation.

First Floor Landing

With access to the roof space.

Bedroom One

10'6 x 10'1 (3.20m x 3.07m)

With a double glazed window to the front elevation, storage cupboard, wall mounted storage units and radiator.

Bedroom Two

13'8 x 8'8 (4.17m x 2.64m)

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

House Bathroom

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

Exterior

Front Garden

Low maintenance laid to lawn front garden with planted borders and mature hedging.

Off Street Parking

A lengthy drive accessed via Wrought iron gates providing ample off street parking.

Rear Garden

A private rear garden laid mainly to lawn with fenced boundaries and brick built outhouses used for storage.





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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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	70	73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

TOTAL FLOOR AREA : 648 sq ft. (60.2 sq.m.) approx.
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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