



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



26 Woodhouse Lane, Bishop Auckland DL14 6JY

£110,000

An opportunity to purchase this well-maintained and extremely well-presented, two-bedroom, extended semi-detached property, located on the popular Woodhouse Lane area in the town of Bishop Auckland, within walking distance of the Town Centre, a short distance from Tindale retail park which offers a range of amenities, the property is in prime position to take advantage of the excellent schooling & leisure facilities on offer. The property has been greatly improved by its long-term owners since purchase, benefiting from a programme of refurbishment & remodelling to include a full re-wire & plastering throughout, the property also has a double-storey extension to provide additional living space making it larger than average. Over two floors, the internal accommodation comprises of an entrance hall, leading to an enviable sized lounge/dining area, a modern fitted kitchen including a range of integrated appliances, a first-floor landing, two double bedrooms, and a sizeable four-piece house bathroom. To the exterior of the property, the front of the property includes a low maintenance front garden whilst to the rear a landscaped garden with a lengthy driveway provides off-street parking for multiple vehicles. The property has the added benefits of double glazing throughout, gas central heating no onward chain making it ready for immediate occupancy the property should appeal to first-time buyers, and those looking to downsize and investors, making an internal inspection a must to appreciate the size, location and presentation of the property on offer. EPC 'D'



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The Accommodation Compromises

Entrance Hall

With a double glazed entrance door to the front elevation & window to the side, radiator, high-quality flooring, and stairs leading to the first-floor landing.

Lounge/Diner

With three double-glazed windows to the front elevation, patio doors opening to the rear & window to the side, high-quality floor covering, TV & telephone point, and two radiators.

Kitchen

Including a modern fitted range of wall, drawer, and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with drainer & mixer taps over, integrated oven & hob, extractor, fridge freezer, space & plumbing for a washing machine, high-quality floor covering, radiator and double glazed window to the rear elevation & door to the side.

First Floor Landing

With a double glazed window to the side elevation and access to the roof space.

Bedroom One

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

Bedroom Two

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

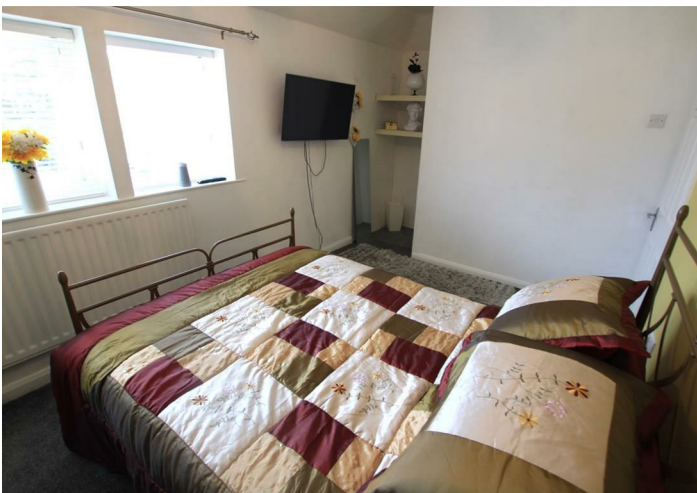
House Bathroom

A sizeable & modern four-piece suite comprising of a paneled bath, step-in shower cubicle, low-level WC, wash hand basin, high-quality floor covering, radiator, storage cupboard, and a double glazed window to the rear elevation.

Exterior

Front Garden

A low-maintenance front garden laid mainly to lawn, path leading to the front elevation, and gated access to the rear.





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Rear Garden

An enclosed landscaped rear garden with a private patio seating area, lawn area, planted borders, fenced boundaries, brick-built storage outhouse and a lengthy driveway provides off-street parking for several vehicles.

Off Street Parking

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 ***

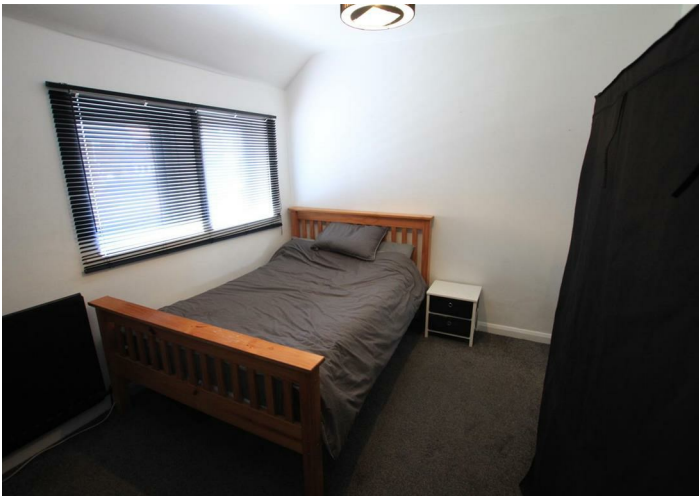
Viewing

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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GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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26 WOODHOUSE LANE

TOTAL FLOOR AREA: 836 sq.ft. (77.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, levels and any other items are approximate and do not constitute a basis for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services of a surveyor are advised for all prospective buyers and no guarantee is made with respect to the accuracy of the information provided.

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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. Made with Metropix © 2022.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	59	
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		
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