



RYAN JAMES

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A bespoke & personal service, defined by expertise.



41 The Sidings, Bishop Auckland DL14 7AE

£165,000

A fantastic opportunity to purchase this immaculately presented, spacious, four-bedroom, semi-detached townhouse situated on the Bedford Sidings development constructed by the reputable Mandale Homes one of only six dwellings built to 'The Barrington' design. Located in the town of Bishop Auckland, ideally situated to take advantage of a range of local amenities, schooling & leisure facilities that the town & the surrounding area has to offer. The internal accommodation is offered over three levels and in brief comprises of a welcoming entrance hall, a cosy lounge, a kitchen/diner with bi-folding doors opening to the rear garden, a cloakroom/wc, a first-floor landing, two double bedrooms, an ample sized fourth, a three-piece house bathroom, a dressing room, stairs leading to the master suite with dormer window and an en suite shower room. To the exterior of the property, there is ample off-street parking for several vehicles via a double drive whilst to the rear, an enclosed private garden laid mainly to lawn with a private patio seating area and fenced boundaries. With the added benefits of gas central heating, double glazing throughout, and being ready for immediate occupancy, an internal inspection is a must to fully appreciate the size, location, and finish of the accommodation on offer. EPC rating 'B'.



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The Accommodation Comprises

Entrance Hall

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

Lounge

14 x 9'10 (4.27m x 3.00m)

With a double glazed window to the front elevation, high-quality flooring, TV & telephone points, and radiator.

Kitchen/Diner

15 x 12'3 (4.57m x 3.73m)

Including a modern fitted range of wall, drawer, and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer tap over, splashback, integrated electric oven & gas hob, extractor hood & light, plumbing for a dishwasher & washing machine, radiator, high-quality floor covering and bi-folding doors opening to the rear garden.

Cloakroom/WC

A modern two-piece suite comprising of a low-level wc, wash hand basin set in a floating vanity unit, wall mounted heated towel rail, and extractor fan.

First Floor Landing

Laid with high-quality flooring and radiator.

Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

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

Bedroom Three

11'5 x 9'7 (3.48m x 2.92m)

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

Bedroom Four

7'10 x 7'8 (2.39m x 2.34m)

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





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House Bathroom

A modern three-piece suite comprising of a paneled bath with shower over, wash hand basin set in a floating vanity unit, low-level wc, high-quality floor covering, wall mounted vertical heated towel rail, and double glazed window to the side elevation.

Dressing Room

6'7 x 5'3 (2.01m x 1.60m)

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

Second Floor

Master Bedroom

17 x 15'5 (5.18m x 4.70m)

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



En Suite Shower Room

A modern three-piece suite comprising of a step-in shower cubicle, wash hand basin set in a floating vanity unit, low-level wc, high-quality floor covering, wall mounted vertical heated towel rail, Velux window and eaves storage.

Exterior

Off Street Parking

A paved double driveway provides ample off-street parking for several vehicles.

Rear Garden

An enclosed easy to maintain rear garden laid mainly to lawn with a private patio seating area, fenced boundaries, and timber-framed storage shed.

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 ***





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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.

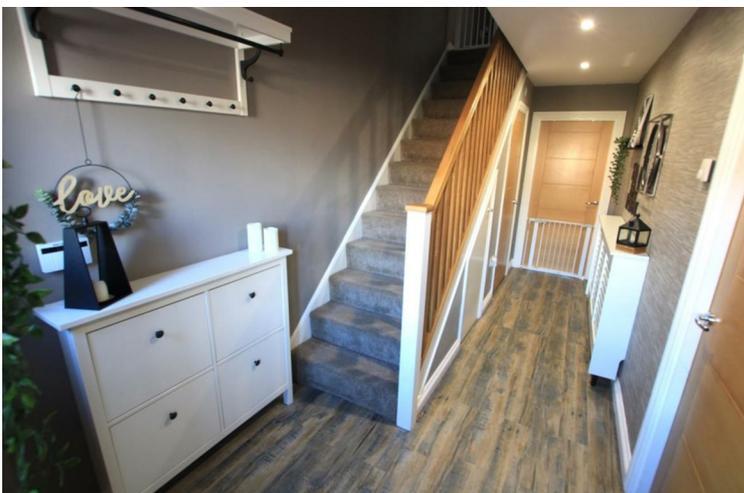




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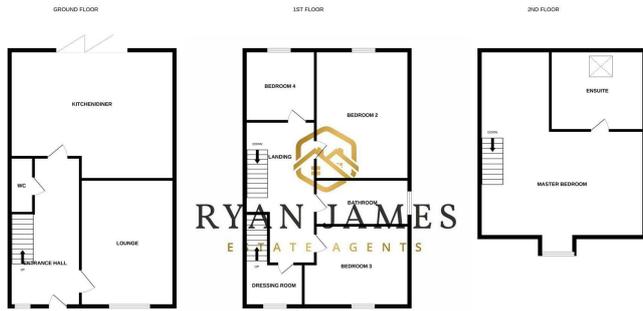




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While every effort has been made to ensure the accuracy of the provided floor plans, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors. Measurements are indicated. This plan is for illustrative purposes only and should be used to guide the prospective purchaser. The service, systems and appliances shown here are based on the current quantities and are not intended to be a contract. Made with Metropix 10/2022



For illustrative purposes only. Decorative fixtures, furniture, fittings and landscaping do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix 10/2022

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(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	

