



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



32 West Road, Shildon DL4 1JX

£75,000

A great opportunity for the buyer to purchase this three bedroom semi-detached property located within easy walking distance of Shildon Town Centre that provides a range of local amenities, schooling and leisure facilities. Over two floors the accommodation comprises an entrance hall, a living room, a dining room with storage cupboard, a modern/fitted kitchen, a first-floor landing, a family bathroom, two double bedrooms and an amply sized third. To the exterior of the property, there is a good-sized rear yard with stores. With the added benefits of gas central heating, double glazing and no onward chain, viewing is recommended to appreciate the size, location and potential of the accommodation on offer. EPC rating 'E'.



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The Accommodation Comprises

Entrance Hall

Lounge

10'4 x 11'9 (3.15m x 3.58m)

Dining Room

14'0 x 12'7 (4.27m x 3.84m)

Kitchen

10'10 x 7'0 (3.30m x 2.13m)

First Floor Landing

Bedroom One

11'9 x 10'1 (3.58m x 3.07m)

Bedroom Two

12'5 x 9'4 (3.78m x 2.84m)

House Bathroom

Exterior

Rear Yard



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.

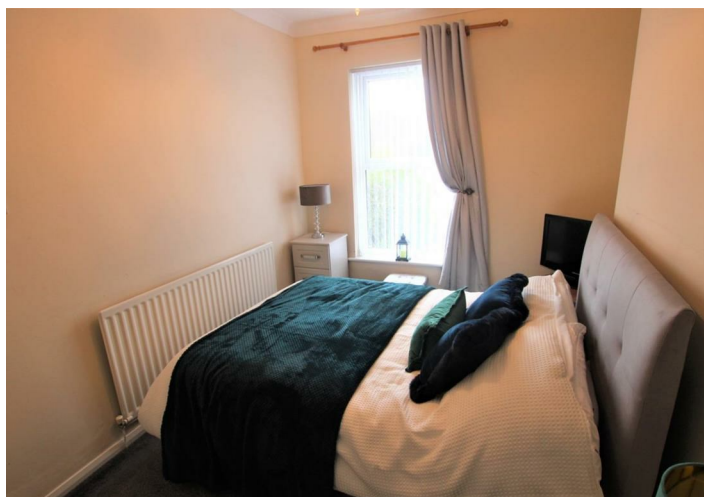
*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

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.





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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
476 sq.ft. (44.2 sq.m.) approx.



FIRST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



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REAL ESTATE AGENTS

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476 sq.ft. (44.2 sq.m.) approx.



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32 WEST ROAD


TOTAL FLOOR AREA: 946 sq.ft. (87.8 sq.m.) approx.

While every attempt 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

32 WEST ROAD

TOTAL FLOOR AREA: 946 sq.ft. (87.8 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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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>49</p>	<p>78</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	