



**RYAN JAMES**  
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



**2 Liddell Way, Bishop Auckland DL14 8EX**  
**£130,000**

An opportunity to purchase this modern, newly built three-bedroom, semi-detached family home located on the Moorland View development, built by Keepmoat homes, the property is situated on an enviable corner plot of the estate and is a short distance from both Tindale retail park & Bishop Auckland town center which offer a range of amenities, leisure facilities & schooling. The accommodation comprises an entrance hall, a cloakroom/WC., a living room with double glazed patio doors opening to the rear, a stylish fitted modern dining kitchen, a first-floor landing, two double bedrooms, an ample sized third and a three-piece house bathroom. To the exterior of the property, there is a double driveway providing off-road parking for multiple vehicles, a lawned front garden with wrought iron fencing, and a low-maintenance enclosed rear garden laid with high-quality artificial turf. With the added benefits of gas central heating, double glazing throughout, the remainder of its NHBC, and no onward chain, viewing is highly recommended to appreciate the location, size, and presentation of the accommodation on offer. EPC rating B.



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## The Accommodation Comprises

### Entrance Hall

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

### Lounge

10'6 x 15'10 (3.20m x 4.83m)

With a double glazed window to the front elevation & patio doors to the rear, TV & television points, wall-mounted electric fire, and radiator

### Kitchen/Diner

16'2 x 14'4 (4.93m x 4.37m)

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

### Cloakroom/WC

A modern two-piece suite comprising Including a low-level WC, wash hand basin, splashback, radiator, and double glazed window to the front elevation.

### First Floor Landing

#### Bedroom One

13'2 x 12'5 (4.01m x 3.78m)

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

#### Bedroom Two

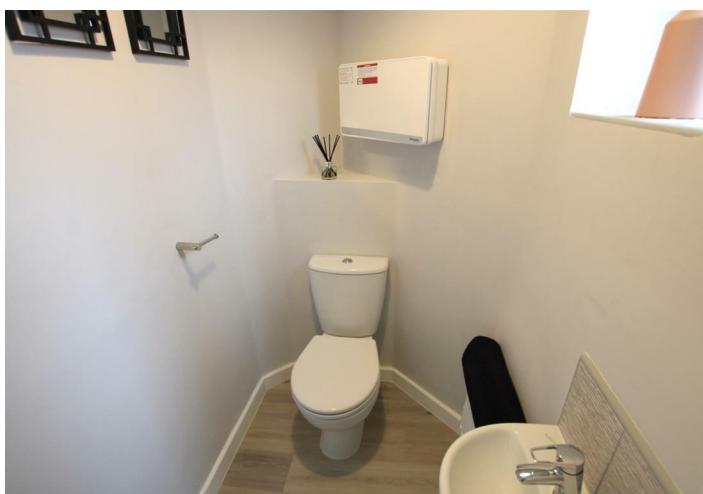
13'9 x 9 (4.19m x 2.74m)

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

#### Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

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





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#### House Bathroom

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

#### Exterior

#### Off Street Parking

A double drive provides off-street parking.

#### Front Garden

A laid-to-lawn front garden with wrought iron fenced boundaries.

#### Rear Garden

An enclosed low maintenance rear garden laid with high-quality artificial turf and a private patio seating area.

#### 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





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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.

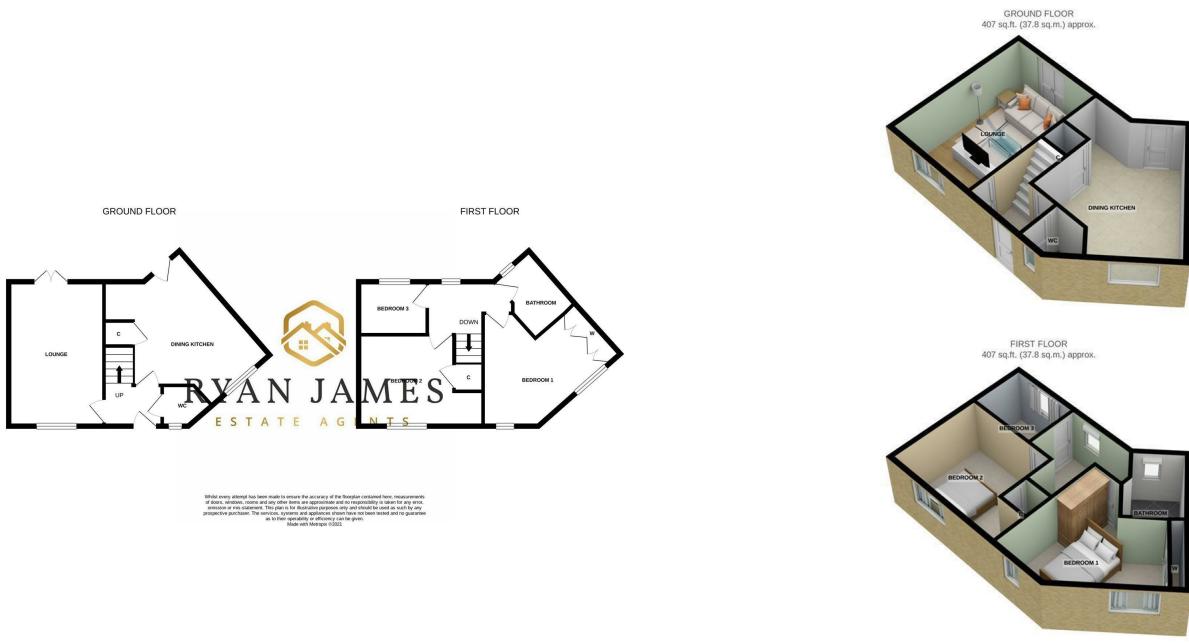




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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