



# RYAN JAMES

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A bespoke & personal service, defined by expertise.



## 57 Bradford Drive, Bishop Auckland DL14 8EE

**£160,000**

An immaculately presented, three bedroom, newly built linked detached family home, located on the Moorland View development, built by Keepmoat homes, the property is situated on a fantastic plot and is a short distance from both Tindale retail park & Bishop Auckland town centre.

The internal accommodation is offered over three floors and in brief comprises of an entrance hall, a cloakroom/w.c., a stylish fitted modern dining kitchen (with integrated appliances), a living room, a first floor landing, two double bedrooms, a house bathroom/w.c., a study, a second floor master bedroom with en-suite shower room and fitted wardrobes. To the exterior of the property, there is a double driveway leading to the garage providing off street parking for multiple cars, a lawned front garden and an enclosed rear garden. With the added benefits of gas central heating, double glazing throughout and the remainder of its NHBC, 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 Hallway

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

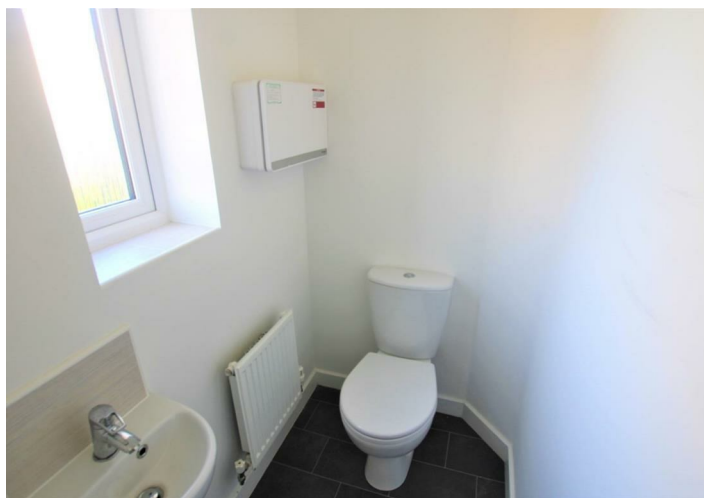
### Cloakroom/WC

Including a low level wc, wash hand basin, radiator, extractor fan and double glazed window to the side elevation.

### Kitchen/Diner

13'6 x 11'5 (4.11m x 3.48m)

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 & hob, extractor hood & light, fridge freezer, dishwasher and double glazed window fitted with roller blinds & patio doors to the rear elevation.



### Living Room

14'7 x 11'4 (4.45m x 3.45m)

With double glazed patio doors to the rear elevation, radiator, TV & telephone point and storage cupboard.

### First Floor Landing

With a storage cupboard.

### Bedroom Two

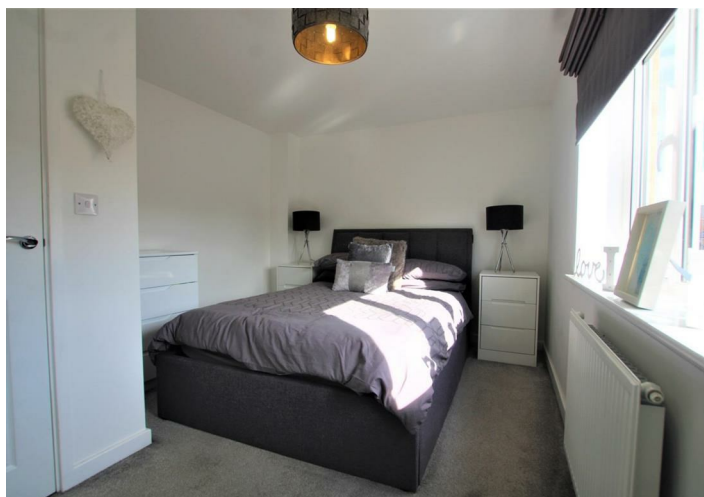
12'8 x 9'5 (3.86m x 2.87m)

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

### Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)

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



### House Bathroom

Including a modern white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., vertical heated towel rail, spotlights, extractor fan and part tiled walls.

### Study

6'4 x 6'6 (1.93m x 1.98m )

With double glazed window to the front elevation and stairs to the master bedroom.

### Second Floor





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## Master Bedroom

16'9 x 14'7 (5.11m x 4.45m )

With a double glazed window to the front elevation, television point, fitted wardrobe and radiator.

## En Suite Shower Room

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, splashback, low level w.c., radiator, extractor fan and double glazed Velux window to the rear elevation.

## Exterior

### Front Garden

A laid to lawn front garden with attractive shrubs and outside tap.

### Garage

With an up & over garage door, light & power and double glazed pedestrian door to the rear elevation.

### Driveway

A lengthy driveway leading to the garage creating off-street parking for a number of vehicles.

### Rear Garden

An enclosed south east facing rear garden laid mainly to lawn with private patio seating area and fenced boundaries.

### 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.

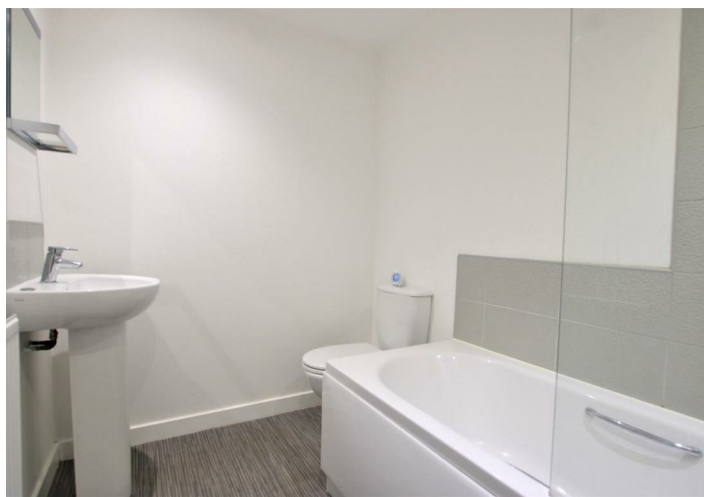
\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

### 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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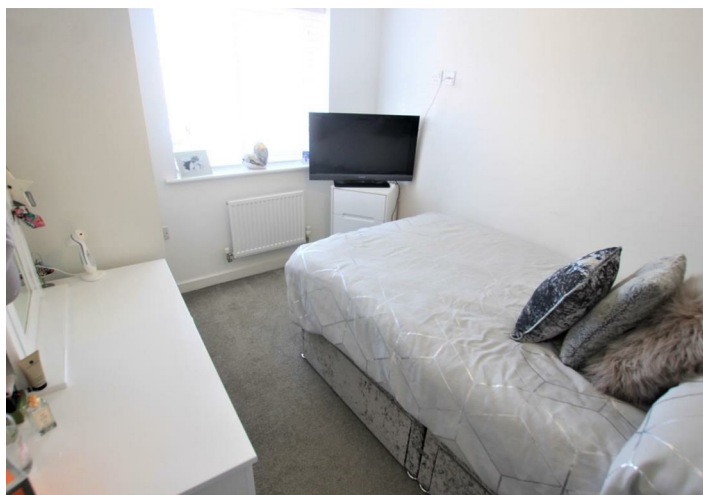
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

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.

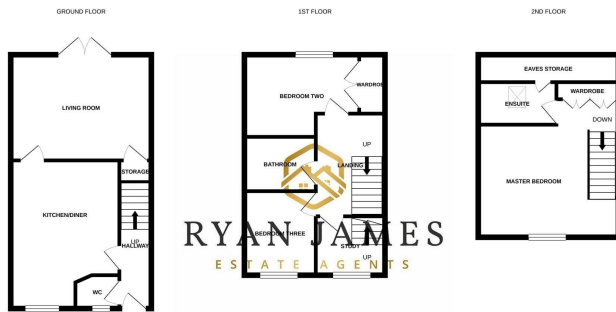




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While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of actual spaces, based on the 2015 data, are not guaranteed and are approximate. It is recommended that prospective purchasers obtain their own measurements and verify the accuracy of the floorplans. The floorplans, photographs and descriptions are for information only and do not constitute an offer of any property. All rights reserved. © 2021 Ryan James Estate Agents.



For illustrative purposes only. Decorations, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Mapbox © 2021.

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		
England & Wales		
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

