



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



1 Percy Street, Bishop Auckland DL14 6BQ

£90,000

An opportunity to purchase this spacious, well presented, three bedroom, end of terrace property, located in the Cockton Hill area of Bishop Auckland, a short distance from both the town centre & Tindale retail park and schooling. The property has been greatly improved by its current owners to include a fitted kitchen & modern bathroom. Over two floors the accommodation comprises an entrance lobby, a hallway, a lounge, a dining room, a fitted kitchen, a useful utility room, a first floor landing, a house bathroom/WC and three double bedrooms. To the exterior of the property there is an enclosed walled rear yard and on street parking to the front. With the added benefits of gas central heating & double glazing throughout, viewing is essential to appreciate the location, size, presentation and charm of the accommodation on offer. EPC 'E'



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



The Accommodation Comprises

Entrance Lobby

With a double glazed entrance door to the front elevation.

Hall

With stairs leading to the first floor and radiator.

Lounge

13'8 x 11'6 (4.17m x 3.51m)

With a double glazed bay window to the front elevation, TV & Telephone point and radiator.

Dining Room

13 x 11'7 (3.96m x 3.53m)

With a double glazed window to the rear elevation, sliding doors to the lounge, feature fireplace and radiator.



Kitchen

10'10 x 7'7 (3.30m x 2.31m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer tap over, space for a free standing electric oven & gas hob, radiator, tiled flooring and double glazed window to the rear elevation.

Utility Room

7'7 x 7 (2.31m x 2.13m)

With space & plumbing for a washing machine, fridge freezer, tiled floor and double glazed window & door to the side elevation.

First Floor Landing

Bedroom One

13'10 x 9 (4.22m x 2.74m)

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

Bedroom Two

13 x 7'10 (3.96m x 2.39m)

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

Bedroom Three

9'10 x 7'5 (3.00m x 2.26m)

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

House Bathroom

Including a three piece suite comprising of a rolled top bath tub, Jack & Jill wash hand basin set in vanity unit, low level wc, wall mounted vertical towel radiator, tiled flooring and double glazed window to the rear elevation.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.

GROUND FLOOR
479 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



Exterior

Rear Yard

Enclosed rear yard with access to the rear service alley.

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.

TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the information contained in this document, the company does not accept any liability for errors or omissions.

