



RYAN JAMES

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A bespoke & personal service, defined by expertise.



10 Church Lane, Bishop Auckland Tow Law DL13 4HE

£185,000

*** Legal fee to be paid for by the seller & incentives offered ***

A rare opportunity to purchase this well presented four bedroom detached family home with an integral garage, situated in a prime location on a private residential cul de sac of just three dwellings. The property occupies a generously sized plot and offers accommodation on two levels including an entrance lobby, a living room, a modern fitted kitchen/diner, a utility room, a downstairs w/c, a conservatory looking out on to the pleasant rear garden, a first floor landing, a master bedroom with en-suite shower room, a further three sizeable bedrooms and a house bathroom w/c. To the exterior of the property there is a lawned front garden and covered entrance to the cul de sac, a lengthy driveway providing ample off street parking whilst to the rear there is a sizeable private garden. With the added benefits of double glazing & gas central heating throughout, viewing is essential to appreciate the size, presentation and location of the accommodation on offer. EPC 'TBC'

W ryanjamesestateagent.co.uk T 01388 737483 E bishop@ryanjamesestateagents.co.uk

136 Newgate Street, Bishop Auckland, DL14 7EH



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The Accommodation Comprises

Entrance Lobby

With double glazed entrance door to the front elevation and radiator.

Lounge

19'8 x 12'6 (5.99m x 3.81m)

With double glazed bay window to the front elevation, inset gas fire sitting on a marble hearth in attractive surround, TV & telephone points, radiator and double doors opening into the kitchen/diner.

Kitchen/Diner

16'7 x 9'7 (5.05m x 2.92m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with drainer & mixer taps over, integrated electric double oven & gas hob, extractor hood & light, dishwasher, fridge freezer, radiators, double glazed window to the rear and double glazed patio doors into the conservatory.

Utility Room

With a double glazed door to the rear elevation. rolled edge work surface, wall mounted timber framed shelves, space & plumbing for a washing machine and storage cupboard.

Downstairs WC

With low level wc, pedestal wash hand basin, tiled splashback, radiator and double glazed window to the side elevation.

Conservatory

11'7 x 10'6 (3.53m x 3.20m)

The conservatory benefits from a fully enclosed roof & full foundations allowing for extension, double glazed French doors opening on to the rear decking, double glazed windows, TV Point and radiator.

First Floor Landing

With access to the part bordered roof space via a drop down ladder and storage cupboard.

Master Bedroom

12'3 x 9'9 (3.73m x 2.97m)

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

En-Suite Shower Room

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan, shaver point and double glazed window to the side elevation.





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Bedroom Two

9'6 x 9'9 (2.90m x 2.97m)

With double glazed window to the rear elevation, TV point and radiator.

Bedroom Three

7'5 x 9'7 (2.26m x 2.92m)

With double glazed window to the front elevation and radiator.

Bedroom Four

12'6 x 7'6 (3.81m x 2.29m)

With double glazed window to the front elevation, TV point and radiator.

House Bathroom

Including a modern three piece suite comprising of a panelled bath, pedestal wash hand basin, low level w.c., tiled walls, radiator and double glazed window to the side elevation.

Exterior

Integral Garage

With up & over door and light & power.

Off Street Parking

Lengthy driveway providing ample off street parking for a number of vehicles.

Rear Garden

An enclosed private rear garden that benefits from a delightful raised decking seating area with the benefits of inset LED lights & outside sockets and overlooks pleasant countryside, lawned garden, private seating area, outside tap and side access from both sides of the property to the front.

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 ***

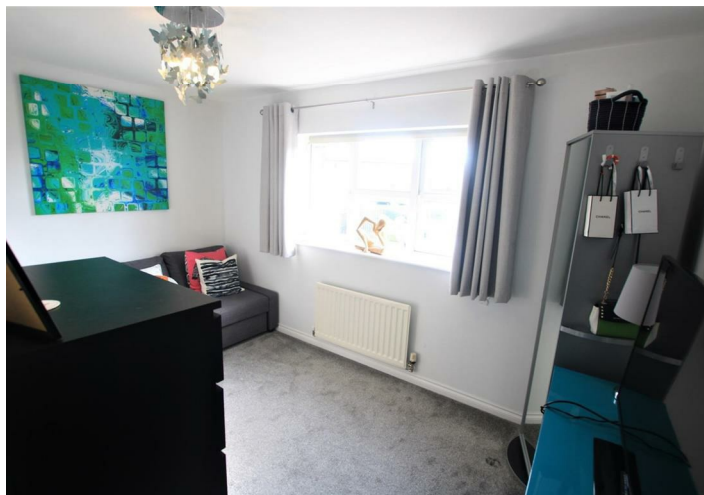




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Viewing

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.

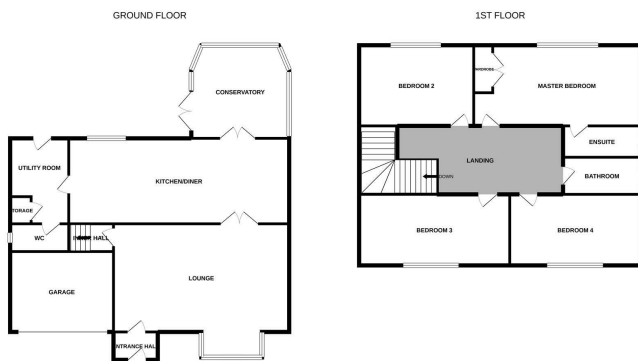




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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, roof and any other items are approximate and the responsibility is placed on any prospective purchaser to verify the accuracy of the floorplan. The floorplan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The floorplan, fixtures and appliances shown herein are not to be taken as a guarantee of their inclusion or exclusion. The floorplan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The floorplan, fixtures and appliances shown herein are not to be taken as a guarantee of their inclusion or exclusion. The floorplan is for illustrative purposes only and should not be used as a basis for any prospective purchase.

