



**RYAN JAMES**  
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A bespoke & personal service, defined by expertise.



**14 Clarence Gardens, Bishop Auckland DL14 7RB  
£165,000**

This traditional 1930's three bedroom semi detached presents a fantastic opportunity as a family home and should appeal to a variety of buyers. Situated on the ever-popular Clarence Gardens, the house is a short distance from the town centre and is perfectly placed to take advantage of the outstanding schooling in the area. The property offers versatile and spacious accommodation over two floors comprising an entrance lobby to hall,

two reception rooms, a kitchen/diner with utility room off, a downstairs WC, a galleried first floor landing, three generous bedrooms and a bathroom. To the exterior of the property, there is a lengthy driveway leading to the detached garage providing ample off street parking, low maintenance front garden and a south west facing rear garden. Internally, the property retains original 1930s doors and door knobs throughout.

With the added benefits of gas central heating, UPVC double glazing throughout, and no onward chain, viewing is highly recommended to appreciate the size, location, aspect and potential of the accommodation on offer. EPC 'TBC'.



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## The Accommodation Comprises

### Entrance Lobby

With original 1930s tiled floor and door to the side elevation.

### Hall

A spacious hall central to all rooms, with stairs to the first floor, under-stair storage and telephone point.

### Reception Room One

12'4 x 11'2 (3.76m x 3.40m)

Bay window to the front garden, original plaster coving, feature gas fire sitting on a tiled hearth in attractive timber surround.

### Reception Room Two

14'5 x 10'10 (4.39m x 3.30m)

Window to the front garden, original plaster coving, feature gas fire sitting on a marble hearth in an attractive surround, TV and telephone points.

### Kitchen/Diner

14'8 x 9'3 (4.47m x 2.82m)

Including a range of fitted wall and base units incorporating rolled edge work surfaces, ceramic drainer sink unit with mixer taps over, integrated gas hob, extractor hood and light, tiled splashbacks, storage cupboard, vinyl flooring, wall mounted gas combination boiler and window to the rear garden.

### Utility Room

11'6 x 6 (3.51m x 1.83m)

Including a range of fitted wall and base units incorporating rolled edge work surfaces, stainless steel drainer sink unit with mixer taps over, washing machine/tumble drier combo, vinyl floor and window and door to the rear garden.

### WC

Including a low level WC, hand basin, and window to the side elevation.

### First Floor Landing

Spacious area currently in use as a home office, with window to the side elevation and access to the roof space.

### Bedroom One

12'3 x 14'1 (3.73m x 4.29m)

With a bay window overlooking the front elevation.





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### Bedroom Two

14'5 x 9'10 (4.39m x 3.00m)

With a window overlooking the front garden, and fitted storage cupboards.

### Bedroom Three

9'3 x 10'3 (2.82m x 3.12m)

With a window overlooking the rear garden.

### House Bathroom

Including a three piece suite including a low level WC, wash hand basin, panelled bath with shower over and window overlooking the rear garden.

### Exterior

#### Front Garden

Mainly lawn with low maintenance rockery.

#### Off Street Parking

A lengthy drive leading to the detached garage.

#### Detached Garage

14'8 x 10 (4.47m x 3.05m)

Original 1930s structure with original windows to the rear garden and timber-framed doors.

#### Rear Garden

A tiered garden rising from a paved patio area to a lawn bordered with mature shrubs. Outside storage space with potential to be incorporated internally to WC or kitchen.

### 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





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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.

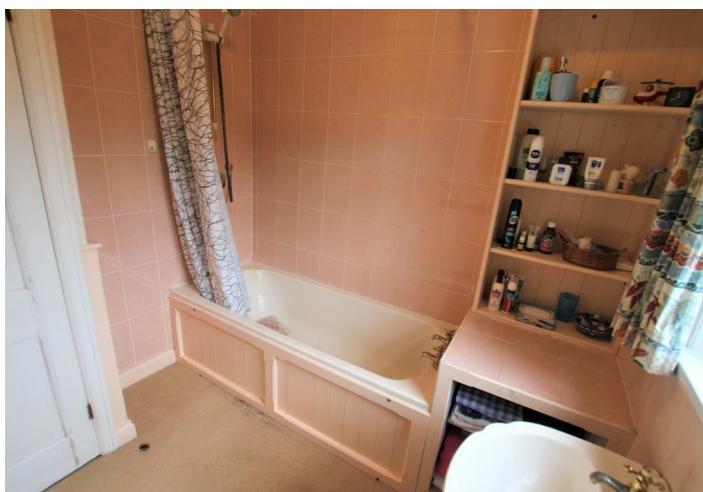
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate 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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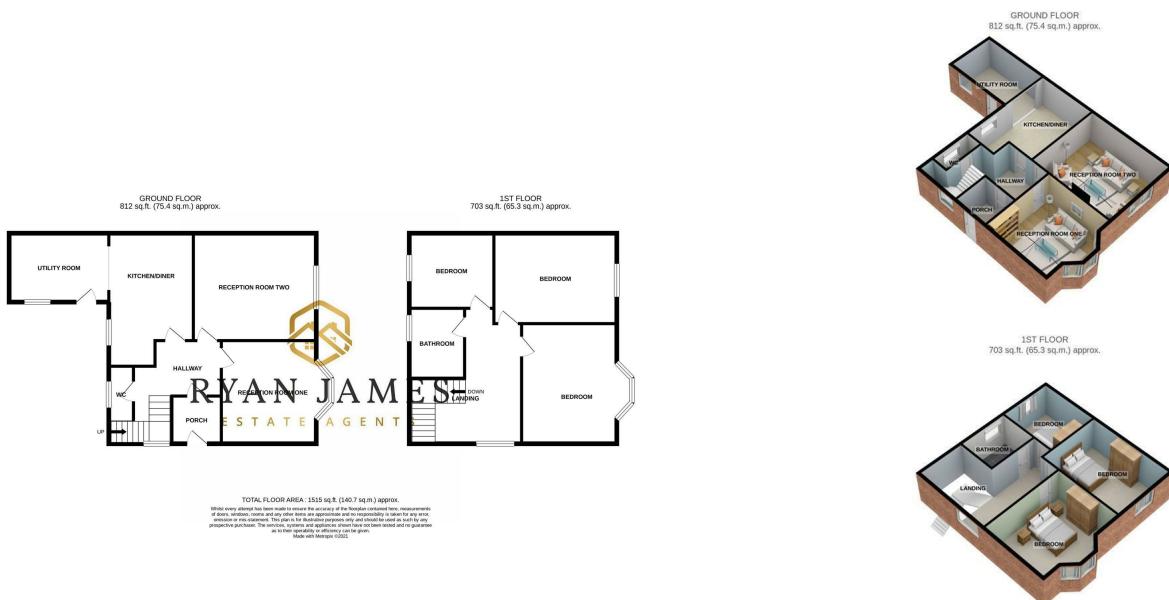




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU 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		

