



RYAN JAMES

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A bespoke & personal service, defined by expertise.



2 , Shildon Old Eldon DL4 2QT

£150,000

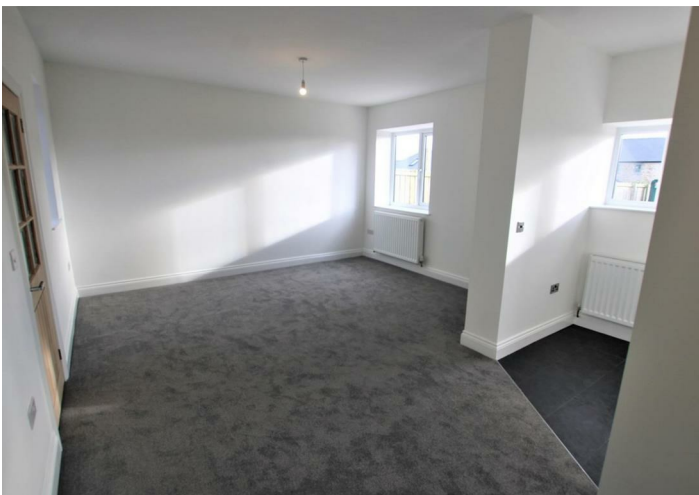
A unique opportunity for the buyer to purchase this charming two bedroom mid terrace property which has been refurbished to an extremely high standard by its current owners. Situated in the peaceful village of Old Eldon the property is close by to Bishop Auckland, Shildon and Newton Aycliffe. Over two floors the internal accommodation comprises an entrance lobby, a dual aspect living room, a modern fitted kitchen/breakfast, a laundry room housing the newly installed oil boiler, a first floor landing, two sizeable bedrooms and a four piece house bathroom. To the exterior of the property, there is a front courtyard whilst to the rear an enclosed south facing landscaped rear garden with lawn & patio seating area and a designated parking space creating off street parking. With the added benefits of oil central heating, double glazing throughout and no onward chain, viewing is highly advised to appreciate the presentation, location, charm and size of the accommodation on offer. EPC rating 'TBC'.



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The Accommodation Comprises

Entrance Lobby

With a double glazed entrance door to the front elevation, high quality floor covering and stairs leading to the first floor.

Living Room

18'8 x 14'3 (5.69m x 4.34m)

With double glazed windows to the front & rear elevations, two radiators and high quality floor covering.

Kitchen/Breakfast

16'5 x 7'3 (5.00m x 2.21m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with mixer taps over, integrated oven & hob, extractor hood & light, space for a fridge freezer, spotlights, radiator, and two double glazed windows and double glazed door to the rear elevation.

Laundry Room

9'9 x 4 (2.97m x 1.22m)

With a double glazed window to the front elevation, space & plumbing for a washing machine and newly installed oil boiler.

First Floor Landing

With a double glazed window to the front elevation and high quality floor covering.

Bedroom One

9'5 x 15'7 (2.87m x 4.75m)

With double glazed windows to the front & rear elevations, radiator and high quality floor covering.

Bedroom Two

11'2 x 12'5 (3.40m x 3.78m)

With a double glazed window to the rear elevation, radiator, high quality floor covering and access to the roof space.

House Bathroom

Including a modern four piece suite comprising of a free standing rolled edge bathtub, double step in shower cubicle, wash hand basin, low level w.c., wall mounted vertical towel rail, part tiled walls and double glazed window to the rear elevation.

Exterior

Front Courtyard

An enclosed low maintenance front courtyard is accessed via a timber-framed gate.

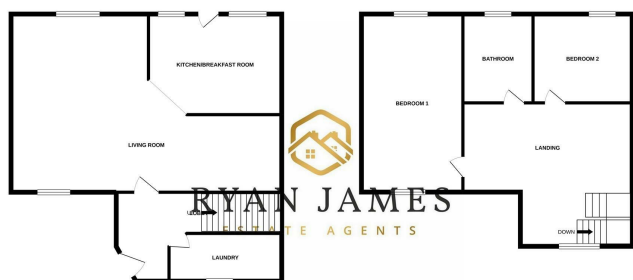




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We warrant every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, fixtures, fittings and other details are not intended to be a substitute for a professional survey. The accuracy of the floor plan is not guaranteed. The floor plan is provided for information only and is not intended to be a substitute for a professional survey. The floor plan is provided for information only and is not intended to be a substitute for a professional survey.

Rear Garden

Enclosed south facing landscaped rear garden laid mainly to lawn with patio seating area and fenced boundaries.

Off Street Parking

A designated parking space providing off street parking.

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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

