



RYAN JAMES

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35 Brooklands, Bishop Auckland DL14 6PP

£230,000

Re-offered to the market due to a change in the purchaser's personal circumstances, a fantastic opportunity to purchase this immaculately presented extended, four-bedroom detached bungalow, sitting on a sizeable plot in well-maintained grounds, the property is located in the highly sought after Brooklands area of Bishop Auckland, situated a short distance from Tindale retail park & the town center which both offer a range of amenities and is in a prime location to take advantage of a range of excellent rated schools & leisure facilities. The bungalow has undergone a thorough program of remodeling & refurbishment and has been finished to the highest of standards by the current owner. The internal accommodation is set over two floors and in brief comprises an entrance hall, a dining room, a modern fitted kitchen with integrated appliances, a cosy lounge, a bedroom which is currently used as a study, an impressive 26ft conservatory, a master bedroom with en suite shower room, fitted wardrobe and double glazed French doors opening to the rear garden, a further double bedroom, a cloakroom/wc, a first-floor landing, a double bedroom with fitted wardrobes enjoying countryside views and a stunning four-piece house bathroom. To the exterior of the property, there is a double blocked paved driveway providing off-street parking to the front, whilst to the rear, an enclosed landscaped rear garden laid mainly to lawn with attractive flower beds, mature hedging, and a private patio seating area, a useful workshop with the benefit of light & power. This bungalow is sure to attract a wide range of interest as it offers a great deal more than can be appreciated at first glance and is hugely deserving of an internal inspection to appreciate the size, location, presentation, and plot of the accommodation on offer. EPC rating 'TBC'.



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The Accommodation Comprises

Entrance Hall

With a double glazed door & circular window to the front elevation, solid oak flooring, radiator, storage cupboard, and stairs leading to the first-floor landing.

Dining Room

9'10" x 9' (3.00m x 2.74m)

With two double glazed windows to the front elevation, solid oak flooring, and a radiator.

Kitchen

15'7" x 13'1" (4.75m x 3.99m)

Including a modern fitted range of wall, drawer, and base units incorporating composite work surfaces, recessed sink drainer unit with mixer tap over, integrated electric eye level double oven, electric hob, extractor hood & light, dishwasher, fridge freezer, space & plumbing for a washing machine, spotlights, high-quality floor covering and double glazed window to the side elevation.

Study/Bedroom

7'3" x 5'10" (2.21m x 1.78m)

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

Lounge

12'11" x 12'6" (3.94m x 3.81m)

With double glazed internal oak bi-folding doors opening to the conservatory, high-quality floor covering, and a radiator.

Conservatory

26 x 8'10" (7.92m x 2.69m)

With two double glazed doors to the side elevations & windows to the rear, high-quality floor covering, and wall lights.

Master Bedroom

14' x 12'5" (4.27m x 3.78m)

With double glazed French doors & adjacent windows to the rear elevation, high-quality floor covering, fitted wardrobes, and a radiator.





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En Suite Shower Room

A modern three piece suite comprising of a double step-in shower cubicle, low-level hidden cistern wc, Belfast wash hand basin set in vanity unit with mixer tap over, high-quality floor covering, spotlights, part tiled walls, chrome towel rail, wall mounted vertical mirrored radiator and a double glazed window to the rear elevation.

Bedroom Three

9'10 x 9'10 (3.00m x 3.00m)

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

WC

A modern two-piece suite comprising of a low-level wc, a wash hand basin set in a vanity unit, part tiled walls, and a radiator.

First Floor Landing

Bedroom Two

14'1 x 14'4 (4.29m x 4.37m)

With two double glazed windows to the rear elevation, spotlights, high-quality floor covering, radiator, and fitted wardrobes.

House Bathroom

A modern four piece suite comprising of a free-standing roll-top bath, a double step-in shower cubicle, wash hand basin set in a floating vanity unit, low level wc, high-quality floor covering, spotlights, wall mounted vertical radiator, part tiled walls, and a double glazed window to the rear elevation.

Exterior

Workshop

20'3 x 6'8 (6.17m x 2.03m)

With timber framed double doors to the front & rear elevations and the benefit of light & power.

Off Street Parking

A double-block paved driveway provides ample off-street parking.

Front Garden

An easy maintenance front garden laid mainly to lawn with walled boundaries.

Rear Garden

An enclosed landscaped rear garden laid mainly to lawn with attractive flower beds, mature hedging, a private patio seating area and timber-framed storage shed.





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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.





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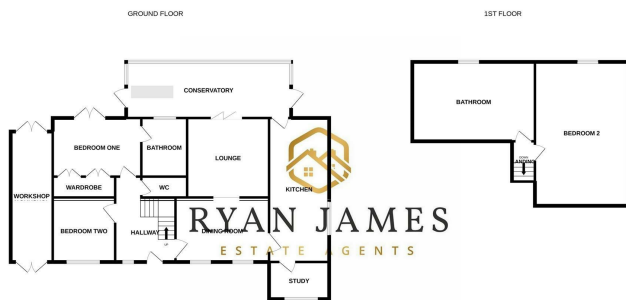




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Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, fixtures, fittings and other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for guidance only and is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the agent's report for further details.

