



**RYAN JAMES**  
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



**17 Northumberland Avenue, Bishop Auckland DL14 6LW**  
**£195,000**

A fantastic opportunity for the buyer to purchase this delightful, spacious three bedroom semi-detached family home located on the much sought after Pye estate of Bishop Auckland, situated on the popular Northumberland Avenue cul de sac within walking distance of Bishop Auckland Town

Centre and a short distance from Tindale retail park which offers a range of local amenities and is in prime position to take advantage of the excellent local schooling on offer. Over two floors the internal accommodation comprises an entrance porch, a welcoming hallway, a lounge, a spacious modern fitted dining kitchen, a useful utility room, a first-floor landing, two double bedrooms, an ample sized third and an attractive three-piece house bathroom. To the exterior of the property, there is a block-paved driveway leading to the integral garage providing off-street parking for a number of vehicles, whilst to the rear, an enclosed low maintenance rear garden laid mainly to lawn with a private patio seating area. With the added benefits of gas central heating & double glazing throughout and ready for immediate occupancy, the property is sure to appeal to a range of buyers making a viewing essential to appreciate the size, location and presentation of the accommodation on offer. EPC

'TBC'.



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## The Accommodation Comprises

### Porch

With a double glazed entrance door to the front elevation & adjacent windows to the front and side elevations.

### Entrance Hall

With stairs leading to the first floor and a radiator.

### Lounge

14'11 x 14'5 (4.55m x 4.39m)

With a double glazed window to the front elevation, TV & telephone points, inset feature electric fire, high-quality floor covering and radiator.

### Dining Kitchen

21'4 x 10'11 (6.50m x 3.33m)

High quality fitted kitchen including an attractive range of wall, drawers & base units incorporating granite work surfaces, an inset one and a half bowl sink unit with mixer tap over, preparation island with hob, extractor hood & light, integrated eye level microwave & double oven, wine cooler, dishwasher, spotlights, two wall-mounted vertical radiators, high-quality flooring and two double glazed windows to the rear elevation.

### Utility Room

8'4 x 8'1 (2.54m x 2.46m)

With a double glazed window & door to the rear elevation, rolled edge worksurface, space & plumbing for a washing machine and fridge freezer.

### First Floor Landing

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

### Bedroom One

12'11 11 x 9 (3.94m 3.35m x 2.74m)

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

### Bedroom Two

13 x 11'3 (3.96m x 3.43m)

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

### Bedroom Three

8 x 7'10 (2.44m x 2.39m)

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





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#### House Bathroom

Including a modern three-piece suite comprising of a panelled bath, with shower over, wash hand basin set in vanity, hidden cistern low-level w.c., high-quality floor covering, wall mounted vertical heated towel rail and double glazed window to the rear elevation.

#### Exterior

#### Off Street Parking & Garage

17'10 x 8'8 (5.44m x 2.64m)

A lengthy blocked paved driveway leads to the integral garage with an up & over garage door and the benefit of light & power.

#### Rear Garden

An enclosed low maintenance rear garden laid mainly to lawn with a private patio seating area.

#### 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 737483 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.

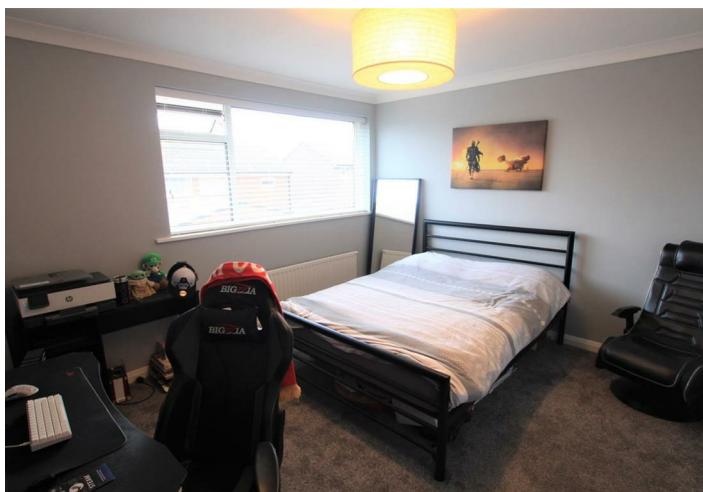
#### Freehold

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





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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.

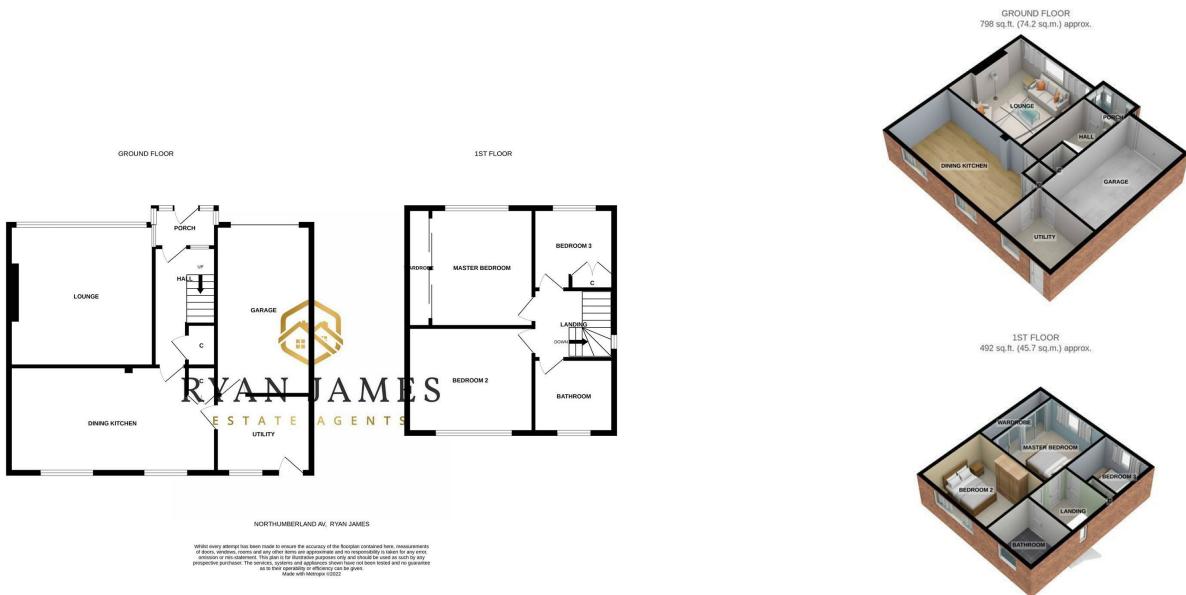




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

