



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



7 Fairfield Road, Barnard Castle DL12 8EB

£385,000

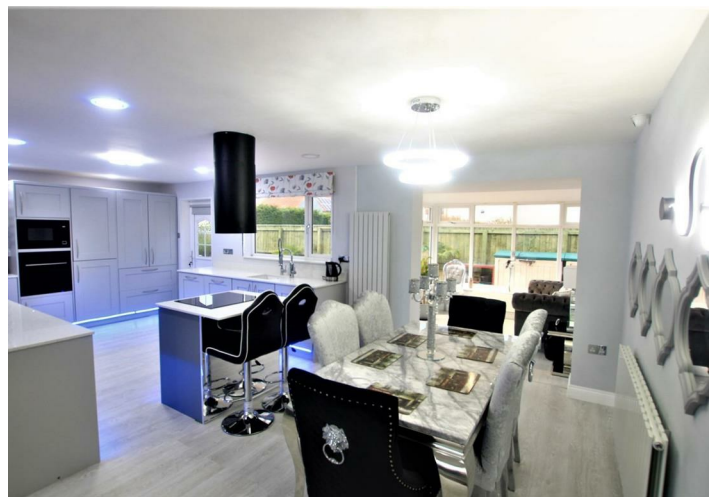
A fantastic opportunity to purchase this well presented, detached three bedroom bungalow which has gone through a full programme of refurbishment by the current vendor who has a keen eye for detail with no expense spared on both the internal & external finish of this stunning property. The bungalow is located in the desirable market town of Barnard Castle, North East of Bishop Auckland. Over one floor the accommodation comprises of an entrance hall, a lounge, an open plan dining/kitchen, a conservatory, three double bedrooms with the master benefiting from an en suite shower room and a stunning four-piece house bathroom. To the exterior of the property there are landscaped gardens to both the front & rear laid with porcelain rainbow tiles, a driveway offering off road parking for multiple vehicles leads to the sizeable integrated garage with first-floor workshop benefitting from light & power. A viewing is highly recommended to appreciate the size, location & presentation of the accommodation on offer. EPC Rating 'TBC'.



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The Accommodation Comprises

Entrance Hall

With a double glazed entrance door to the front elevation, high-quality LVT flooring and radiator.

Lounge

27'5 x 13'11 (8.36m x 4.24m)

With a double glazed window to the front elevation, high-quality LVT flooring, TV & telephone points, LED lighting and radiator.

Kitchen/Diner

15'7 x 18'5 (4.75m x 5.61m)

High quality fitted kitchen including an attractive range of wall, drawer & base units incorporating rolled edge work surfaces, inset sink unit with firehose mixer tap over, breakfast island with induction hob, extractor fan over, integrated eye level microwave & double oven, fridge freezer, plumbing for a washing machine, high-quality LVT flooring and double glazed window & door to the rear elevation.

Conservatory

With double glazed windows to the side & rear elevations, patio doors opening to the rear garden, high-quality LVT flooring, spotlights, TV point and radiator.

House Bathroom

Including a modern five piece suite comprising of a double step-in shower cubicle with multi-jet heads, free-standing roll-top bath, wash hand basin set in vanity unit, low-level w.c, fully tiled walls, spotlights, radiator, extractor fan and a double glazed window to the rear elevation.

Master Bedroom

11'5 x 11'5 (3.48m x 3.48m)

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

En Suite Shower Room

Including a modern three piece suite comprising of a double step-in shower cubicle, wash hand basin set in vanity unit, low-level w.c, PVC cladding walls, radiator and extractor fan.

Bedroom Two

11'6 x 8'7 (3.51m x 2.62m)

A dual aspect room with double glazed windows to the front & side elevations, TV point, high quality floor covering and radiator.

Bedroom Three

11'7 x 9'1 (3.53m x 2.77m)

With a double glazed window to the front elevation, radiator, high-quality LVT flooring and TV point.

Exterior

Garage/Workshop

27'8 x 8'5 (8.43m x 2.57m)

With a roller shutter electric door, the benefit of light & power, staircase leading to the workshop and pedestrian door to the rear elevation.

Off Street Parking

A good sized driveway leading to the integral garage providing off street parking.



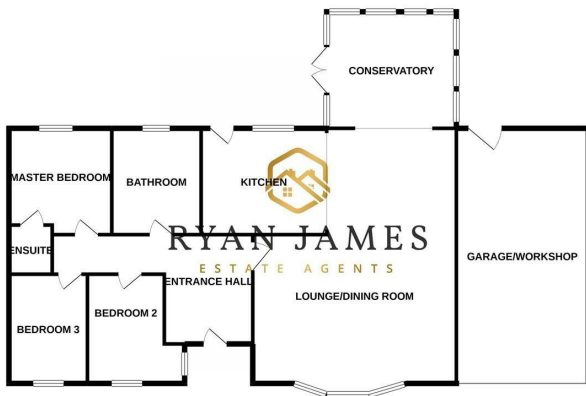


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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, volume etc. are given for all approximate and are not intended to be used for any legal or prospective purchase. The layout, fixtures and appliances shown have not been tested and the guarantee shall apply accordingly to the goods.

Front Garden

A landscaped front garden laid with high-quality porcelain rainbow tiles, decorative gravel, attractive shrubs and walled boundaries.

Rear Garden

An enclosed rear garden laid with high-quality porcelain rainbow tiles, planted borders, timber-framed storage shed and fenced boundaries.

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.

