



RYAN JAMES
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



21 High Melbourne Street, Bishop Auckland DL14 6HP
£180,000

An opportunity to purchase this immaculately presented, extended, three-bedroom, semi-detached property conveniently situated in the popular Cockton Hill area of Bishop Auckland within walking distance to the town center which offers a range of amenities, leisure facilities & is in prime position to take advantage of a range highly regarded schools, the property is sure to attract a high level of interest from a wide variety of buyers. the internal accommodation is set over two floors and in brief, comprises an entrance hall, a lounge, a truly stunning kitchen./diner with multi-fuel stove, a cosy snug, a first-floor landing, a master suite with a double bedroom, a dressing room & en suite bathroom, a further two double bedrooms, and a three-piece house bathroom. To the exterior of the property, there is a double driveway leading to the integral garage that provides ample off-street parking for several vehicles whilst to the rear, an enclosed South facing garden laid with high-quality artificial turf and a private raised decked seating area. This property is brought to market having been greatly improved by the current vendors since purchase with the added benefits of gas central heating, double glazing throughout, and ready for immediate occupancy, viewing is highly recommended to appreciate the location, size, and presentation of the accommodation on offer. EPC rating 'TBC'.



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



The Accommodation Comprises

Entrance Hall

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

Lounge

14'4 x 11'9 (4.37m x 3.58m)

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

Kitchen/Diner/Snug

25'6 x 18'6 (7.77m x 5.64m)

Including a modern fitted range of wall, drawer, and base units incorporating rolled edge work surfaces, inset sink drainer unit with mixer taps over, freestanding range style oven & hob, extractor hood & light, dishwasher, space for an American style fridge freezer, space & plumbing for a washing machine, multi-fuel stove, high-quality flooring, double glazed patio doors and two double glazed windows to the rear elevation.

First Floor Landing

With access to the roof space.

Master Suite

Bedroom One

11'8 x 14'3 (3.56m x 4.34m)

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

Dressing Room

8'6 x 6'7 (2.59m x 2.01m)

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

En Suite Bathroom

A modern three-piece suite comprising a paneled bath with shower over, low-level WC, wash hand basin, PVC cladding to the walls, high-quality floor covering, spotlights, wall mounted vertical towel rail, and a double glazed window to the front elevation.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



Bedroom Two

11'1 x 11 (3.38m x 3.35m)

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

Bedroom Three

12'1 x 7'2 (3.68m x 2.18m)

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

House Bathroom

A modern three-piece suite comprising of a double step-in shower cubicle, low-level WC, wash hand basin, wall-mounted vertical towel rail, extractor fan, and a double glazed window to the rear elevation.

Exterior

Integral Garage

12'5 x 8'2 (3.78m x 2.49m)

With an electric garage door and the benefit of light & power.

Off Street Parking

A block paved double drive leading to the integral garage provides ample off-street parking for several vehicles.

Rear Garden

An enclosed rear garden laid with high-quality artificial turf, a private raised decked seating area, 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.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



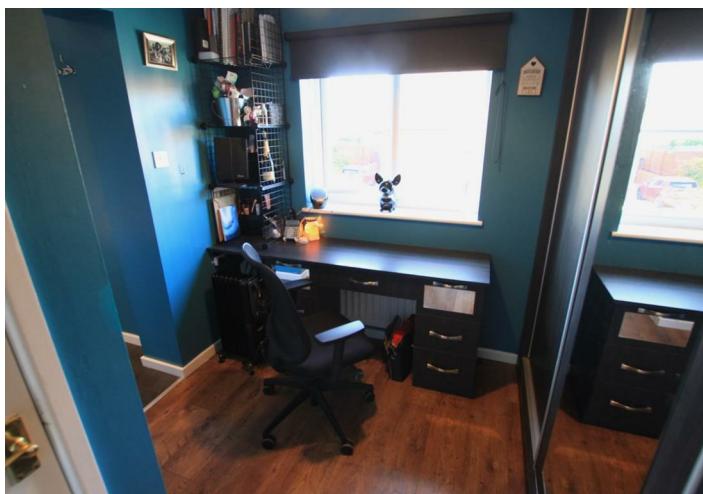
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

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.

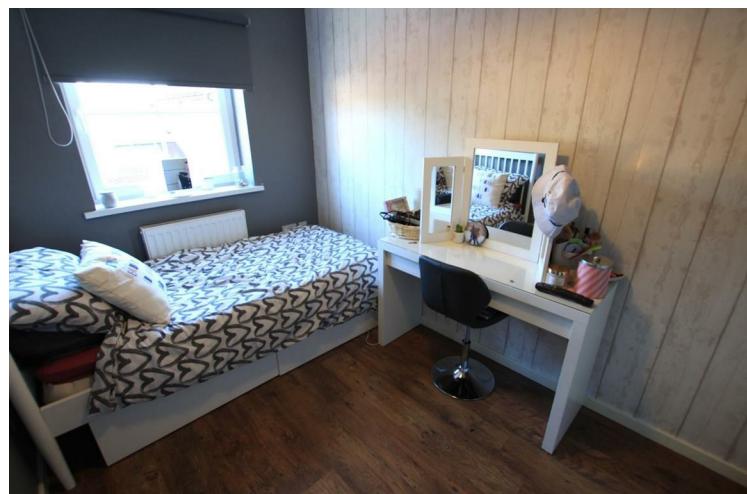
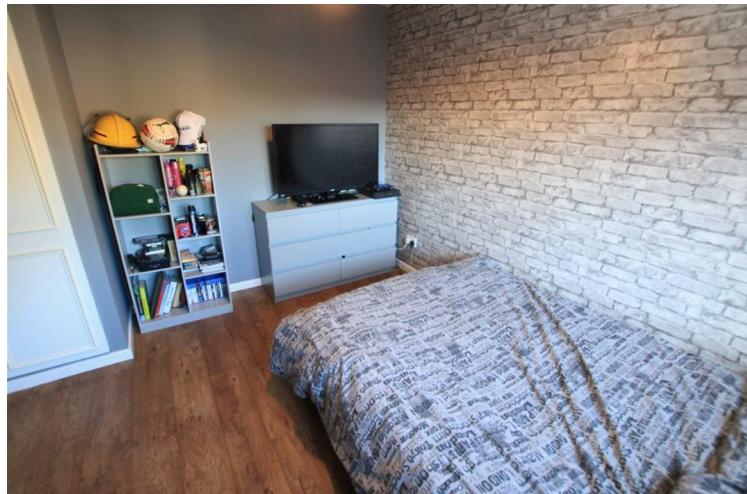




RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.

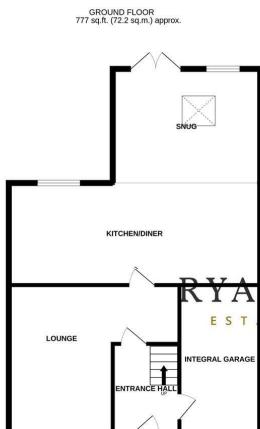




RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. Dimensions are for guidance only and should not be used as the sole basis for any decision or representation. This plan is for illustrative purposes only and should not be used as such to any prospective purchaser. The vendor reserves the right to make any alterations to the property without prior notice. Made with Metropix © 2022

TOTAL FLOOR AREA: 1432 sq.ft. (133.1 sq.m.) approx.
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	83
(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		

