



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## **16 Farncombe Terrace, Bishop Auckland Evenwood DL14 9QW**

**£90,000**

An opportunity to purchase this well presented, spacious, three bedroom home, located in the well serviced and sought after former coal mining village of Evenwood situated to the south west of Bishop Auckland. Over two floors the accommodation comprises an entrance porch, a hallway, a lounge with bay window, a dining room, a modern/fitted kitchen, an rear porch, a three piece house bathroom, a first floor landing, two double bedrooms and an ample sized third. To the exterior of the property, there is a front courtyard, an enclosed rear yard, sizeable south facing garden laid mainly to lawn and a timber framed workshop that benefits from light & power. With the added benefits of gas central heating, double glazing and internal timber doors, viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer. EPC 'TBC'.

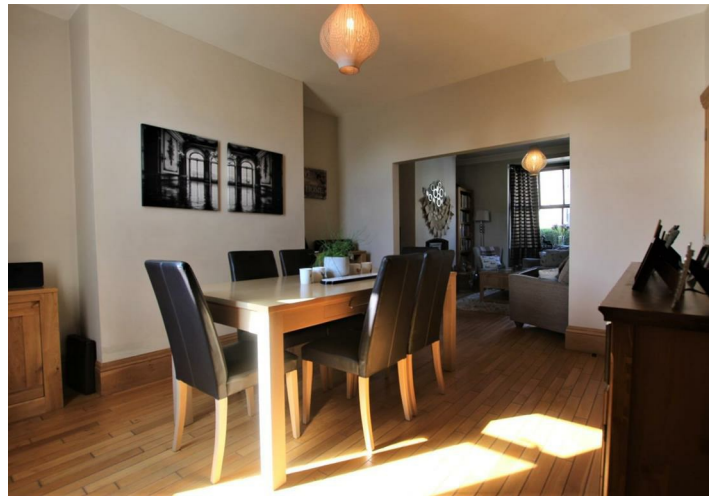




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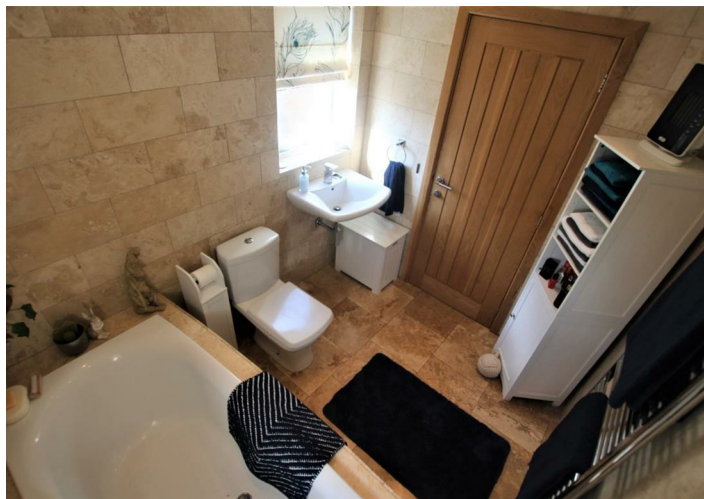




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## The Accommodation Comprises

### Entrance Porch

With an entrance door to the front elevation and tiled floor.

### Hallway

With stairs to the first floor, laminate flooring and radiator.

### Lounge

12'5 x 11'9 (3.78m x 3.58m)

With a double glazed bay window to the front elevation, Oak flooring, inset multi fuel burning stove, TV & telephone points and radiator.

### Dining Room

12'2 x 13'1 (3.71m x 3.99m)

With a double glazed window to the rear elevation, Oak flooring and radiator.

### Kitchen

11'7 x 6'5 (3.53m x 1.96m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, inset sink unit with fire hose mixer tap over, splashback, integrated electric oven & hob, extractor hood & light, under lighting, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, radiator, understairs storage cupboard and double glazed window & doors to the side elevation.

### House Bathroom

Including a modern three piece suite comprising of a tiled inset bath, wash hand basin, low-level w.c., tiled walls & floor, extractor fan, vertical heated towel rail and double glazed windows to the side & rear elevations.

### First Floor Landing

With access to the roof space and storage cupboard.

### Bedroom One

9'3 x 13'1 (2.82m x 3.99m)

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

### Bedroom Two

9'4 x 12'7 (2.84m x 3.84m)

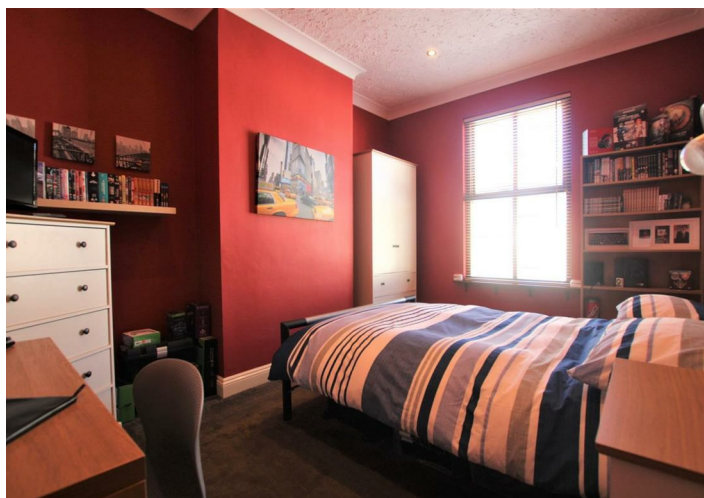
With a double glazed window to the rear elevation and radiator.

### Bedroom Three

9'8 x 5'5 (2.95m x 1.65m)

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

### Exterior

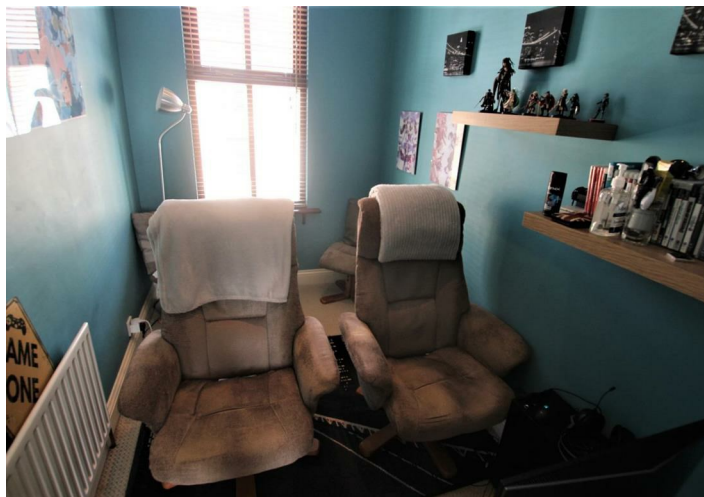




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## Front Courtyard

An enclosed front courtyard with walled and mature hedge boundaries.

## Rear Yard

An enclosed gated rear yard laid with resin, timber store and bin storage.

## Off Street Parking

A gravelled driveway providing off street parking for a number of vehicles.

## Rear Garden

Sizeable south facing rear garden laid mainly to lawn with private seating area and fenced boundaries.

## Shed

9'6 x 12'5 (2.90m x 3.78m)

A timber framed workshop with the benefit of light & power, an attractive range of wall & base units incorporating rolled edge work surfaces, space for an under counter fridge & freezer, spotlights, shelving and TV point.

## 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



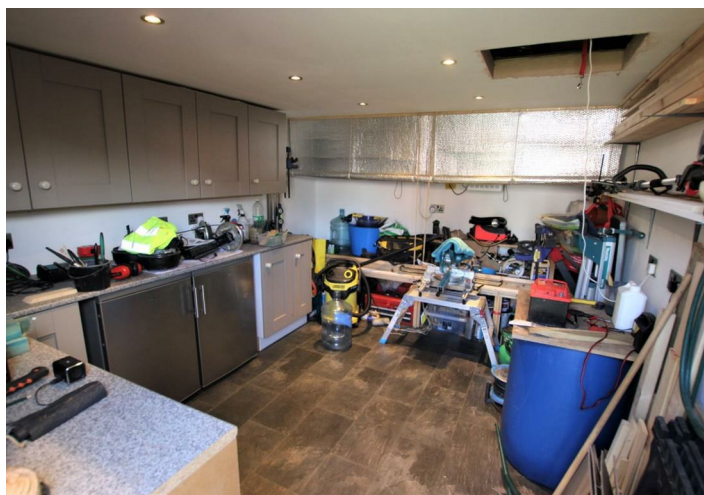




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or heating and no warranty is given or implied as to their condition.

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.

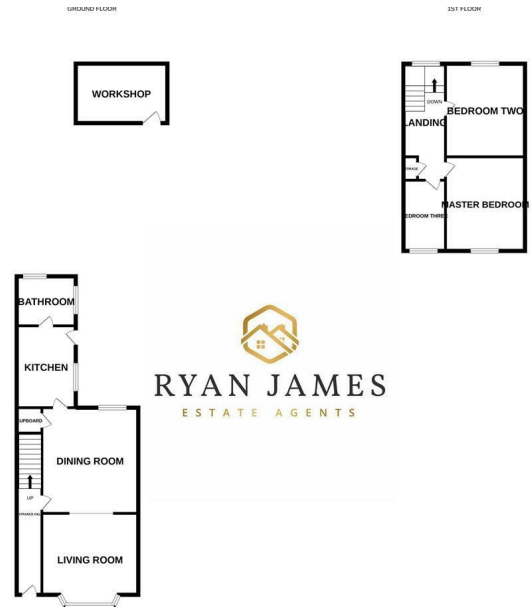
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.



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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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are based on the best available information and may vary without notice. Measurements are approximate. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

