



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## 97 Watling Road, Bishop Auckland DL14 6RR

£260,000

A great opportunity to purchase this stunning, extended four-bedroom semi-detached family home that has undergone a full program of refurbishment and has been completed to an extremely high standard by the current owners. Located on the ever-popular Watling Road in the town of Bishop Auckland and conveniently located close to the town centre, Tindale retail park, excellent Ofstead rated schools, and leisure facilities. Over two floors the internal accommodation comprises an entrance porch, hallway, a study converted from the garage, a cosy family room featuring a multi-fuel stove, a family room, a modern/fitted kitchen diner, a useful utility room, a cloakroom/wc, a first-floor landing, a master bedroom with en-suite shower room, two double bedrooms, an ample sized fourth and a three-piece house bathroom. To the exterior of the property there is a good-sized driveway providing off-street parking for a number of vehicles, a laid to lawn front garden with walled boundaries whilst to the rear a stunning private, south facing rear garden that benefits from a charming private patio seating area making the perfect space for entertaining. This family home 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 Porch

With a double glazed entrance door & adjacent windows to the front elevation, high-quality tiled flooring, and double glazed windows to the side.

### Hallway

With high-quality flooring, radiator, understairs storage, and stairs leading to the first-floor landing.

### Study

6'5 x 13 (1.96m x 3.96m)

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

### Snug

11'10" x 14'6" (3.61m x 4.42)

With a double glazed bay window to the front elevation, inset multi-fuel stove with timber mantle over, tv & telephone point, high-quality floor covering an radiator.

### Family Living Room

11 x 16'8 (3.35m x 5.08m)

With high-quality floor covering, storage cupboard, open brick fireplace & tiled hearth, shelving to the alcoves.

### Kitchen/Diner

24 x 8'10 (7.32m x 2.69m)

Including a modern fitted range of base units incorporating rolled edge work surfaces, inset sink drainer unit with mixer tap over, integrated six ring double gas hob, extractor hood & light, integrated dishwasher & washing machine, fridge freezer, radiator, spotlights, high-quality wood flooring and dual aspect double glazed windows to the rear elevations, two Velux windows & double glazed French doors opening to the rear garden.

### Utility Room

6'5 x 6'6 (1.96m x 1.98m)

A useful utility room fitted with wall & base units with rolled edge work surface over, inset sink unit with drainer & mixer tap, space for a washing machine, dryer & dishwasher, fridge freezer, and high-quality wood flooring.





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### Cloakroom/WC

A modern two-piece suite comprising a low-level wc, wash hand basin, splashback, radiator and high-quality tiled flooring.

### First Floor Landing

With access to the roof space.

### Master Bedroom

11 x 11'5 (3.35m x 3.48m)

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

### En-Suite Shower Room

Including a modern three-piece suite comprising of a step-in shower cubicle, pedestal wash hand basin, low-level w.c., tiled walls, wall-mounted vertical towel rail, spotlights, and double glazed window to the side elevation.



### Bedroom Two

11 x 15 (3.35m x 4.57m)

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

### Bedroom Three

11'8 x 6'8 (3.56m x 2.03m)

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

### Bedroom Four

6'5 x 8'10 (1.96m x 2.69m)

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



### House Bathroom

Including a modern three-piece suite comprising of a paneled bath, wash hand basin, splashback, low-level w.c., part tiled walls, fully tiled floor, extractor fan, vertical heated towel rail, and double glazed window to the rear elevation.

### Exterior

#### Front Garden

A low maintenance front garden laid mainly to lawn with walled boundaries. Including a car charging point to the front of the property.

#### Off Street Parking

A blocked paved driveway provides ample off-street parking.



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## Rear Garden

A truly stunning landscaped rear garden with fenced boundaries laid mainly to lawn with a private patio seating area offering an unrivaled degree of privacy and a brick-built store with glazed window & door and electricity.

## 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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GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, ceiling and wall areas have not been taken and are approximate and the responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

