



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## **6 The Sidings, Bishop Auckland DL14 7AE**

**£120,000**

This fantastic, newly built, two bedroom, semi-detached property is sure to attract a high level of interest from a wide variety of buyers. Ideal for first time buyers or investors this property is brought to market in well-presented order and ready for immediate occupation.

Situated on the Bedford Sidings development constructed by the reputable Mandale Homes, Over two floors the accommodation comprises of an entrance hall, a downstairs/wc, an open plan living area consisting of a lounge with bi folding doors opening to the rear garden & modern fitted kitchen, a first floor landing, two double bedrooms and a house bathroom/wc. To the exterior of the property, there is a well maintained low maintenance rear garden and off street parking for two vehicles to the front. With the added benefits of UPVC double glazing, gas central heating & the remainder of it's NHBC warranty, viewing is recommended to appreciate the size, presentation and location of the accommodation on offer. EPC 'B'. Council tax band 'A'.



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## The Accommodation Comprises

### Entrance Hall

With double glazed entrance door to the front elevation, stairs to the first floor and radiator.

### Downstairs WC

Including a low level wc, wash hand basin set in vanity unit, splashback, tiled floor, extractor fan, vertical heated towel rail and double glazed window to the rear elevation.

### Open Plan Living Area

22'3 x 12'3 (6.78m x 3.73m)

### Kitchen

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

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with drainer & mixer taps over, integrated electric oven & hob, extractor hood & light, space for a fridge freezer & washing machine and double glazed window to the rear elevation.

### Lounge

13'5 x 12'3 (4.09m x 3.73m)

With double glazed bi-folding doors to the rear elevation, radiator and under stairs storage cupboard.

### First Floor Landing

With access to the roof space.

### Bedroom One

13'5 x 7'10 (4.09m x 2.39m)

With two double glazed windows to the front elevation, radiator and storage cupboard.

### Bedroom Two

13'5 x 7'1 (4.09m x 2.16m)

With two double glazed windows to the rear elevation and radiator.

### House Bathroom

Including a modern white three piece suite comprising of a panelled bath with shower over, wash hand basin set in floating vanity unit, low level w.c., vertical heated towel rail, extractor fan, part tiled walls and double glazed window to the rear elevation.





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## Exterior

### Rear Garden

Enclosed low maintenance rear garden with fenced boundaries and a private patio seating area.

### Off Street Parking

A lengthy blocked paved driveway providing ample off street parking for a number of vehicles.

### 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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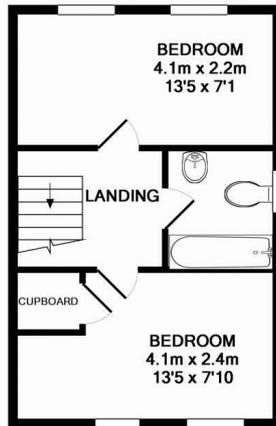
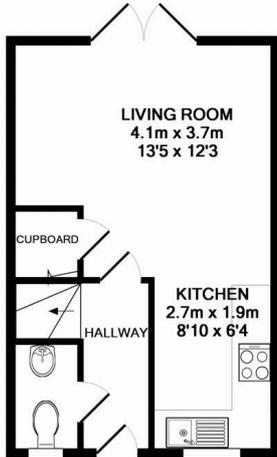




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GROUND FLOOR  
APPROX. FLOOR  
AREA 26.4 SQ.M.  
(284 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 26.5 SQ.M.  
(285 SQ.FT.)

TOTAL APPROX. FLOOR AREA 52.9 SQ.M. (569 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

