



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## **79 Kirkstone Place, Newton Aycliffe DL5 7DP** **£60,000**

This well maintained, three bedroom end terrace house is to be sold with tenants in situ and is sure to make a great addition to an existing property portfolio with its strong yield. Situated in a popular residential area in the town of Newton Aycliffe a short distance away from a range of local amenities. The accommodation has been maintained to a good standard by the current occupants, over two floors the accommodation comprises of, an entrance hall, a living room, a recently fitted modern kitchen/diner, a cloakroom/wc, a first floor landing, three double bedrooms, a house bathroom/wc. to the exterior of the property a sizable enclosed rear garden and a detached garage providing off street parking. With the benefit of gas central heating & double glazing throughout a viewing is a must to appreciate the superb location on offer. EPC rating D.



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## The Accommodation Comprises

### Entrance Hall

### Lounge

11'11 x 10 (3.63m x 3.05m)

### Dining Room

11'3 x 10 (3.43m x 3.05m)

### Kitchen

11'2 x 9'11 (3.40m x 3.02m)

### First Floor Landing

### Bedroom One

12 x 10 (3.66m x 3.05m)

### Bedroom Two

11'5 x 10 (3.48m x 3.05m)

### Bedroom Three

10 x 8'3 (3.05m x 2.51m)

### House Bathroom/W.C

### Exterior

### Rear Yard

### Garage & Driveway

### 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



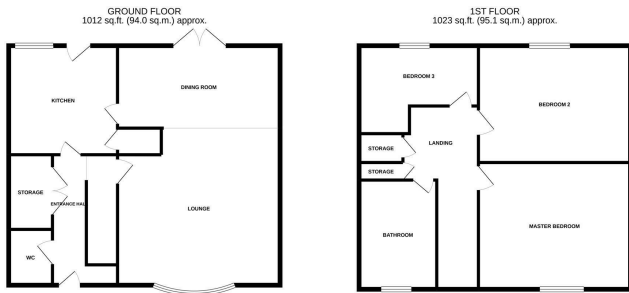
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Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

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.



TOTAL FLOOR AREA: 2035 sq.ft. (189.1 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplans included here, measurements of these floorplans should not be used as a guide and are not intended to be relied upon for any other purpose or in any contract. This plan is for information purposes only and should be used as such for any prospective purchase. The property, fixtures and appliances shown here do not represent actual conditions. We do not warrant the accuracy of these floorplans.  
 Map data ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

