



RYAN JAMES

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2 Station Terrace, Bishop Auckland Ramshaw DL14 0NH

£95,000

An opportunity to purchase this charming, terraced, two bedroom cottage which has been greatly improved by the current vendors and is to be sold with tenant in situ. The property is situated overlooking open greens in the pretty village of Ramshaw. The property should appeal to first time buyers, those looking to downsize & investors alike. Over two floors the well-appointed accommodation comprises of a modern dining kitchen, a lounge with a wood-burning stove, a porch, a first-floor landing, two good sized bedrooms and a house bathroom. To the rear of the property there is an enclosed patio seating area. With the added benefits of gas central heating & double glazing to the rear viewing is highly recommended to appreciate the charm, location and presentation of the accommodation on offer. EPC 'E'.



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The Accommodation Comprises

Kitchen/Diner

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps over, integrated AGA, plumbing for a washing machine, tiled splashbacks, tiled floor, radiator and two double glazed windows & door to the rear elevation.

Lounge

14'7 x 14'3 (4.45m x 4.34m)

With double glazed window to the front elevation, understairs storage cupboard, wood-burning stove and radiator.

Rear Porch

With double glazed entrance door to the rear elevation and stairs to the first floor.



First Floor Landing

Bedroom One

14'8 x 14'4 (4.47m x 4.37m)

With double glazed window to the rear elevation, fitted wardrobes, fireplace and radiator.

Bedroom Two

10 x 9'2 (3.05m x 2.79m)

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

House Bathroom

Including a three piece suite comprising of a panelled bath, pedestal wash hand basin, low level w.c., radiator and double glazed window to the front elevation.



Exterior

Rear Courtyard

Patio seating area overlooking the rear garden.

Viewing

Viewing is Strictly By Appointment Only.



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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 ***

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.

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.



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all dimensions and measurements with the seller and the local authority. Map data ©2021

