



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



18 High Street, Bishop Auckland Tow Law DL13 4DL

£85,000

An opportunity for the buyer to purchase & improve this mid terraced property located in the pretty village of Tow Law. Over two floors the accommodation comprises of a lounge, a dining kitchen with patio doors opening to the rear garden, a first floor landing, two ample sized bedrooms, and a modern house bathroom/w.c.. To the exterior of the property, a sizeable rear garden that is laid to lawn. With the added benefits of gas central heating, double glazing throughout, and no onward chain, viewing is recommended to appreciate the size, location, and potential of the accommodation on offer. EPC 'TBC'



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The Accommodation Comprises

Lounge

11'11 x 14'8 (3.63m x 4.47m)

Kitchen/Diner

12'7 x 8'11 (3.84m x 2.72m)

First Floor Landing

Bedroom One

11'8 x 9'7 (3.56m x 2.92m)

Bedroom Two

7'3 x 9 (2.21m x 2.74m)

House Bathroom/W.C

Exterior

Rear Garden

Viewing

Viewing is Strictly By Appointment Only.

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.



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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 areas, heights, depths and other details shown are approximate and are not intended to be relied upon in any way. The drawings, plans and specifications shown here are for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves of the accuracy of the information shown here before committing to any purchase. The services, systems and appliances shown here will be tested and put into operation at the time of completion of the works. Made with AutoCAD 2012

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

