



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



17 High Street, Bishop Auckland Tow Law DL13 4DL **£90,000**

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 an lounge, a superb sized dining kitchen, an inner porch, a cloakroom/w.c., a first floor landing, two ample sized bedrooms, and a modern house bathroom/w.c.. To the exterior of the property, there is a detached garage and garden to the rear. With the added benefits of gas central heating (Boiler installed October 2020), 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

16'8 x 14'6 (5.08m x 4.42m)

Kitchen/Diner

7'1 x 16'8 (2.16m x 5.08m)

Inner Porch

Cloakroom/W.C

First Floor Landing

Bedroom One

16'11 x 14'5 (5.16m x 4.39m)

Bedroom Two

9'7 x 7'2 (2.92m x 2.18m)

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





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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 attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and other features are not guaranteed to be perfectly accurate and are for information only. The layout, fixtures and appliances shown have not been tested and the guarantee shall be subject to the accuracy of the floorplans.

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	

