



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



17 Canney Hill, Bishop Auckland Coundon Gate DL14 8QN

£225,000

An opportunity to purchase this substantial, detached four double bedroom, modern family home located within walking distance of Bishop Auckland Town Centre on an exclusive development of just six dwellings. The property is situated at the front of the development overlooking open countryside. Over three floors the modern accommodation comprises of a large entrance hall, a cloakroom/w.c., a lounge with feature fireplace, an open plan dining kitchen with integrated appliances, a first-floor landing with feature double glazed window to the front elevation, three double bedrooms, a contemporary family bathroom, a second floor landing, a spacious master bedroom with the potential to convert into two top floor bedrooms and a fitted four piece en suite. To the exterior of the property, there is a front courtyard with gated access to the side of the property leading to the enclosed rear garden, with fenced boundaries laid mainly to lawn with family patio seating area, a single garage and off-street parking is located to the rear of the property. With the added benefits of gas central heating, double glazing and the remainder of it's 10 year NHBC warranty, viewing is highly recommended to appreciate the size, location and finish of the accommodation on offer. EPC 'B'



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



The Accommodation Comprises

Entrance Porch

With double glazed door to the front elevation and radiator.

Hallway

With spindle bannister staircase to the first floor, spotlights, storage cupboard housing the gas combination boiler, understairs storage and two radiators.

Cloakroom/W.C

With double glazed window to the side elevation, fully tiled, low level w.c., pedestal wash hand basin, radiator, spotlights and extractor fan.

Living Room

15'9 x 13'3 (4.80m x 4.04m)

With double glazed bay window to the front elevation, feature Inglenook fireplace housing the multi fuel stove with a timber mantle, telephone & television points and radiator.



Kitchen/Diner

24'5 x 13'2 (7.44m x 4.01m)

Including a high specification fitted range of wall, drawer and base units incorporating rolled edge work surfaces, recessed one and a half bowl sink unit with mixer taps over, integrated electric double oven & hob, extractor hood & light, dishwasher, fridge freezer, spotlights, space for a washing machine, radiators, double glazed window & patio doors to the rear elevation and double glazed door to the side elevation.

First Floor Landing

With feature double glazed window to the front elevation, radiator, doors to all first-floor rooms and stairs to the second floor.

Bedroom Two

18 x 14'7 (5.49m x 4.45m)

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

Bedroom Three

14'7 x 13'4 (4.45m x 4.06m)

With double glazed window to the rear elevation, spotlights and radiator.

Bedroom Four

10'8 x 8'2 (3.25m x 2.49m)

With double glazed window to the rear elevation, spotlights and radiator.





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



Family Bathroom/W.C

Including a modern three piece suite comprising of a panelled bath with mains fed shower over, wash hand basin set in vanity unit, low level w.c., tiled walls, vertical heated towel rail, extractor fan, tiled walls & floor, shaver point, spotlights and double glazed window to the side elevation.

Second Floor Landing

With Velux window to the front elevation and access to the roof space.

Master Bedroom

29'6 x 18'2 (8.99m x 5.54m)

With double glazed windows to the front & rear elevations, Velux window. this light and airy master bedroom has the potential to be converted into two separate bedrooms, fitted wardrobes into the eaves storage and two radiators.



En Suite

Including a modern four piece suite comprising of a panelled bath, double step-in shower cubicle, wash hand basin set in vanity unit, low-level w.c., tiled walls & floor, vertical heated towel rail, extractor fan, spotlights, shaver point and Velux window to the rear elevation.

Exterior

Front Courtyard

Low maintenance walled front garden accessed via iron-wrought gate, with side access to the rear garden.

Rear Garden

To the rear of the property, there is an enclosed garden which is laid to lawn, private patio seating areas with fenced boundaries, outside tap and outside light.

Garage & Parking

Single garage in a separate block with up & over door, light & power, gated access to the rear of the garden allowing for further off-street parking

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 ***





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



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.

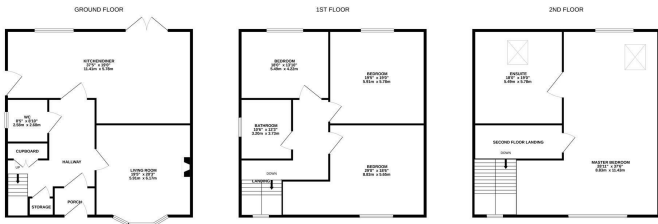




RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



These plans should not be taken as a guarantee of the accuracy of the finished construction, measurements, or areas, volumes, costs, and any other items. An agreement and full responsibility is taken for any work, services or materials provided. The plans are for information purposes only and should not be used for any prospective purchase. The services, systems, and appliances mentioned may have been tested and re-guaranteed. Make with care (1/2021)

