



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



23 Leazes Lane, Bishop Auckland St. Helen Auckland DL14 9DX **£100,000**

An opportunity to purchase this well presented, three bedroom, town house is located on Leazes Lane, this home offers deceptively spacious accommodation over three floors to include an entrance hall, a dining kitchen with integrated appliances, a cloakroom/w.c., a lounge with patio doors to the rear garden, a galleried first floor landing, two good sized first floor bedrooms, a house bathroom/w.c., a second floor master bedroom, fitted wardrobes and en-suite shower room/w.c.. To the exterior of the property there is an attractive front garden with lawn extending to the side of the house, an enclosed easy to maintain rear garden. With the added benefits of gas central heating, double glazing, viewing is essential to appreciate the position, size, location and presentation 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 Hallway

With double glazed entrance door to the front elevation, staircase to the first floor and radiator.

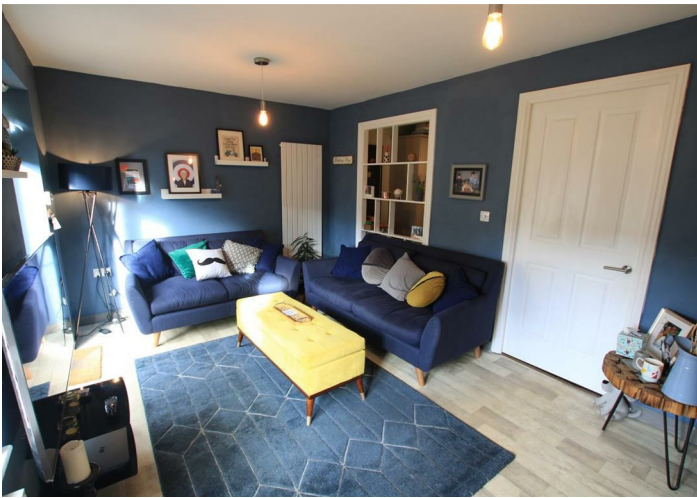
Kitchen/Diner

8'5 x 16'7 (2.57m x 5.05m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, ceramic sink unit with mixer taps over, integrated electric oven & hob, extractor hood & light, dishwasher, washing machine, fridge freezer, radiator and double glazed window to the front elevation.

Cloakroom/W.C

With modern white suite comprising of a low level w.c., pedestal wash hand basin, radiator and double glazed window to the side elevation.



Lounge

10'5 x 15 (3.18m x 4.57m)

With double glazed patio doors & adjacent windows to the rear garden, television point and radiator.

First Floor Landing

Galleried landing with double glazed windows to the side & front elevations and radiator.

Bedroom Two

9'5 x 15 (2.87m x 4.57m)

With double glazed windows to the rear elevation and radiator.

Family Bathroom

Including a modern three piece suite comprising of a panelled bath with shower over, hand basin, low level w.c., part tiled walls, radiator and extractor fan.



Bedroom Three

8'5 x 9'10 (2.57m x 3.00m)

With double glazed window to the front elevation and radiator.

Second Floor Landing

With double glazed window to the side elevation.

Master Bedroom

11'8 x 12'10 (3.56m x 3.91m)

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



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



En-Suite

Including a modern three piece suite comprising of a double step in shower cubicle, hand basin, low level w.c., part tiled walls, radiator, extractor fan and Velux window to the rear elevation.

Exterior

Front Garden

Attractive low maintenance front garden with gravelled area, hedge frontage with walled boundaries, extending to the side of the property and path leading to the front door.

Rear Garden

Enclosed rear garden with artificial grass lawn, patio seating area, timber framed storage shed, outside tap, gate to the side and fenced boundaries.

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.
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





RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



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.

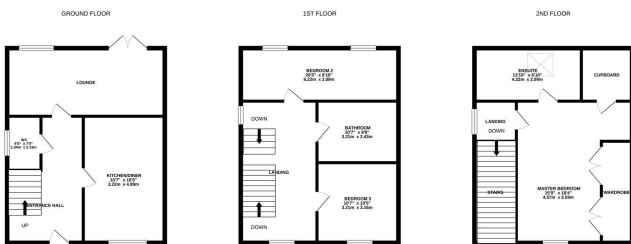




RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and do not constitute a contract for any sale, mortgage or other agreement. They are for guidance only and should not be relied upon for any legal or other purpose. Please refer to the actual property for the correct measurements and to their accuracy or efficiency can be given. 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 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	

