



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



141 Proudfoot Drive, Bishop Auckland DL14 6PE

£60,000

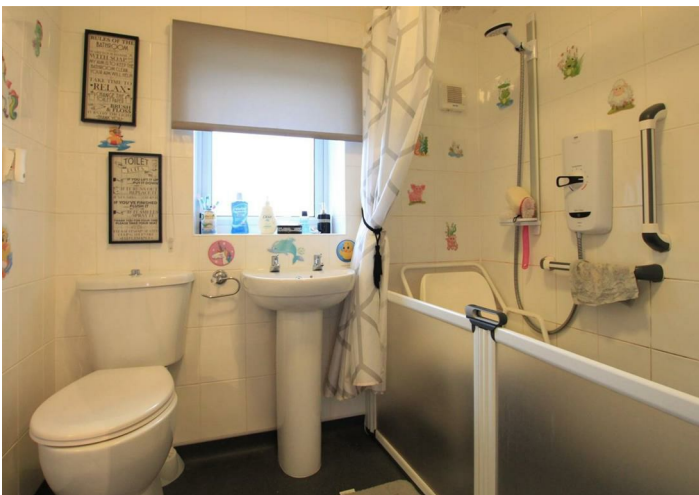
This well presented, three bedroom semi detached house is to be sold with tenants in situ and is sure to make a great addition to an existing property portfolio. The accommodation has been maintained to a good standard by the current occupants, over two floors the accommodation comprises of, an entrance hall, a living room, a kitchen, a first floor landing, three double bedrooms, a recently fitted wet room/w.c. to the exterior of the property a sizable front garden and an enclosed rear garden. With the benefit of gas central heating & double glazing throughout a viewing is a must to appreciate the superb location on offer. EPC rating D.



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The Accommodation Comprises

Entrance Hall

With double glazed door to the front elevation, stairs to the first floor, under stairs cupboard and radiator.

Lounge

12'3 x 21'7 (3.73m x 6.58m)

With double glazed windows to the front & rear elevations, feature gas fire with a marble hearth & stone surround, TV & telephone points and radiator.

Kitchen

8'1 x 12'4 (2.46m x 3.76m)

Including a fitted range of wall, drawer & base units incorporating rolled edge work surfaces, gas cooker point, stainless steel sink unit with mixer taps over, tiled splashbacks, space for a free standing oven & hob, extractor hood & light, space for a washing machine, tiled floor, double glazed window to the rear elevation and double glazed door to the side elevation.

First Floor Landing

With double glazed window to the side elevation, access to the roof space and radiator.

Bedroom One

9'7 x 12'4 (2.92m x 3.76m)

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

Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

With double glazed window to the front elevation and radiator.

Bedroom Three

8'1 x 8'1 (2.46m x 2.46m)

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

Wet Room/W.C

Including a modern suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c, fully tiled walls, radiator, extractor fan and double glazed window to the rear elevation.

Exterior

Front Garden

A sizeable front garden that is mainly laid to lawn with fenced & mature hedge boundaries, entrance ramp leading to the front door and pathway providing access to the rear garden.

