

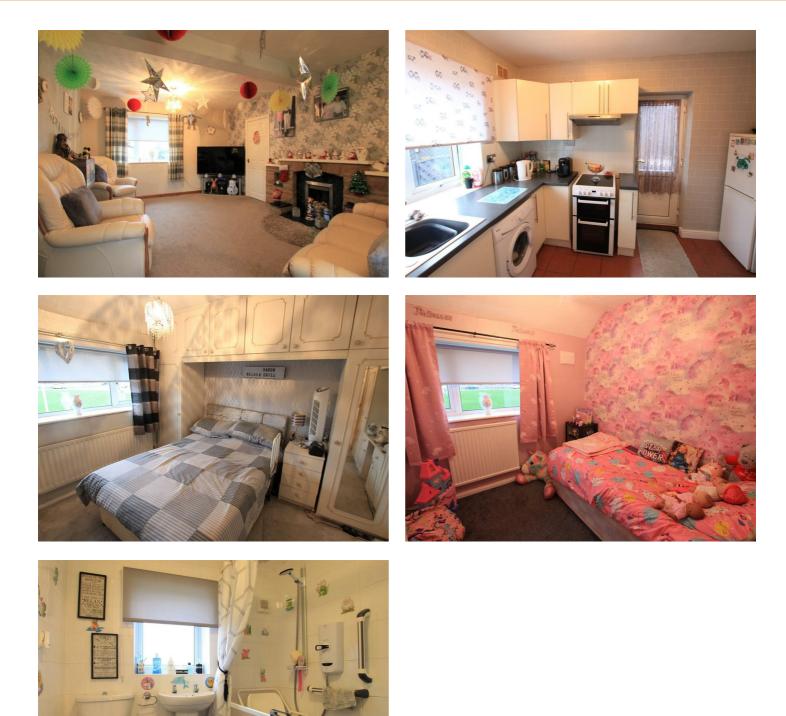


# 141 Proudfoot Drive, Bishop Auckland DL14 6PE €60,000

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 walla, 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.





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# **Off Street Parking**

With double gates allowing the facility to provide off street parking.

# Rear Garden

A private enclosed rear garden that is mainly laid to lawn and a brick built storage outhouse.

# **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.

#### 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 \*\*\*

#### 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.

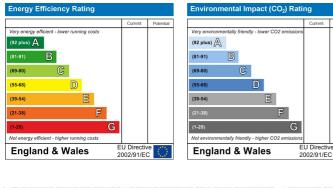
1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

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.





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