



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## 54 Etherley Lane, Bishop Auckland DL14 7QZ

£90,000

An opportunity to purchase this stone built, spacious, mid terraced, which has been improved by its current owners and is situated in the highly regarded Etherley Lane part of Bishop Auckland, a short distance from the town centre. The accommodation offers great reception space downstairs and over two floors comprises of an entrance hall, a good sized dining room, a living room, a kitchen, a first floor landing, two large double bedrooms and a four piece house bathroom. To the exterior of the property there is an enclosed rear garden, with the added benefits of central heating & double glazing throughout, viewing is essential to appreciate the plot, aspect, presentation & location of this superb property which should appeal to a range of buyers. EPC 'D'



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## The Accommodation Comprises

### Entrance Hallway

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

### Lounge

13'6 x 12'5 (4.11m x 3.78m)

With double glazed window to the front elevation, feature fireplace in decorative timber surround, wall mounted lights and radiator.

### Sitting/Dining Room

11'8 x 15'8 (3.56m x 4.78m)

With double glazed window to the rear elevation, feature fire place sitting on a marble hearth with stone surround & timber framed mantle piece, understairs storage and radiator.



### Kitchen

13'5 x 6'3 (4.09m x 1.91m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with drainer & mixer tap over, tiled splashbacks, space for a free-standing oven & hob, space & plumbing for a washing machine, radiator, wall mounted gas boiler and double glazed window & door to the side elevation.

### First Floor Landing

With access to the roft space and storage cupboard.

### Bedroom One

16'2 x 12'2 (4.93m x 3.71m)

With double glazed window to the front elevation, wash hand basin set in vanity unit, tiled spalshbacks, radiator and step in wardrobe.

### Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)

With double glazed window to the rear elevation and radiator.



### House Bathroom

Including a four piece suite comprising of a panelled bath, double step in shower cubicle, wash hand basin, low level w.c., extractor fan, part tiled walls, chrome wall mounted towel rail, radiator and double glazed window to the rear elevation.

### Exterior

#### Rear Yard

Low maintenance enclosed rear yard with wall boundaries, gated access to a further garden that has a variety of mature shrubs and hedging.



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### 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.

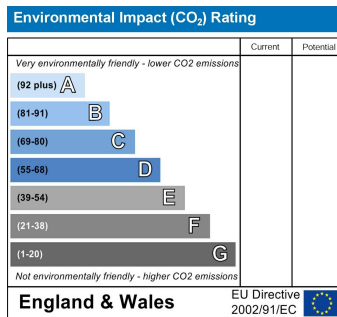
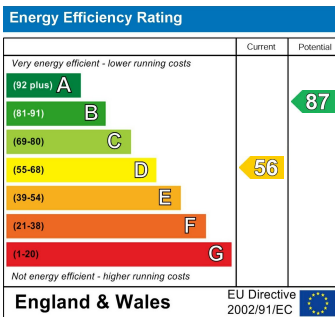
### Mortgage Advice

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.

