



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## **3 Suffolk Place, Bishop Auckland DL14 6UT**

**£70,000**

An opportunity to purchase this well presented terraced property located on a popular residential street in Bishop Auckland, within walking distance of a range of local amenities. Over two floors the accommodation comprise of an entrance hallway, a living/diner, a fitted kitchen/diner, a first floor landing, two generous sized bedrooms, a house bathroom and separate wc. To the exterior of the property, there is an low maintenance front garden & enclosed rear garden, off street parking is provided by an allocated parking bay. With the added benefits of gas central heating and double glazing throughout, this property is sure to appeal to a range of buyers, viewing is essential to appreciate the size, location and presentation of the accommodation on offer. EPC 'C'.



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## The Accommodation Comprises

### Entrance Hallway

With double glazed entrance door to the front elevation, radiator and understairs storage cupboard.

### Lounge/Diner

20'5 x 10'5 (6.22m x 3.18m)

With double glazed window to the front elevation & patio doors to the rear, TV & telephone point and two radiators,

### Kitchen

9'9 x 9'3 (2.97m x 2.82m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with mixer taps over, tiled splashback, space for a free standing oven & hob, extractor hood & light, plumbing for a washing machine, radiator and double glazed window & door to the rear elevation.

### First Floor Landing

With access to the roof space and storage cupboard

### Bedroom One

13'10 x 10 (4.22m x 3.05m)

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

### Bedroom Two

10'8 x 10'6 (3.25m x 3.20m)

With double glazed window to the rear elevation and radiator.

### Bathroom

Including a modern white suite comprising of panelled bath with shower over, pedestal wash hand basin, tiled walls, vertical heated towel rail, extractor fan and double glazed window to the rear elevation.

### WC

With double glazed window to the rear elevation, low level wc, part tiled walls and radiator.

### Front Garden

Low maintenance front garden laid to lawn with path leading to the front elevation.

### Rear Garden

Enclosed rear garden with wall & fenced boundaries, raised decking seating area, small lawn and private patio seating area.





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### Off Street Parking

Allocated parking space to the rear of the property.

### 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.

### 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 \*\*\*

### Viewing

Viewing is Strictly By Appointment Only.

### 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.



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, heights and any other areas are approximate and are not intended to be used for any purpose other than a guide only. The floorplans are not drawn to scale and are not intended to be used for any purpose other than a guide only. As to their accuracy or efficiency can be given. (Map data ©2021)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

