



RYAN JAMES

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51 Salisbury Place, Bishop Auckland DL14 7NB

£100,000

An opportunity to purchase this spacious, two bedroom, mid terraced property. Located in the well serviced town of Bishop Auckland a short distance away from the town centre. Over three floors the accommodation comprises an entrance lobby, a hallway, a lounge, a dining room, a fitted kitchen, a useful utility room, downstairs WC, a galleried first floor landing, two sizeable bedrooms, a modern house bathroom, to the second floor a generous loft room which is currently used as a bedroom. To the exterior of the property, there is a front courtyard whilst to the rear a yard which provides access to the service alley. With the added benefits of gas central heating, double glazing throughout & no onward chain, viewing is essential to appreciate the location, size, presentation and finish on this gorgeous terraced cottage. EPC 'TBC'.



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The Accommodation Comprises

Entrance Lobby

With double glazed entrance door to the front elevation.

Hallway

With spindled bannister staircase leading to the first floor, radiator and understairs storage cupboard.

Lounge

13'3 x 13 (4.04m x 3.96m)

With double glazed bay window to the front elevation, wall mounted electric fire, TV & telephone points, high gloss walnut effect laminate flooring and radiator.

Dining Room

13'4 x 10'11 (4.06m x 3.33m)

With double glazed window to the rear elevation, high gloss walnut effect laminate flooring and radiator.



Kitchen

12'5 x 8'8 (3.78m x 2.64m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, stainless steel sink unit with drainer & mixer taps over, integrated electric oven & gas hob, extractor hood & light, tiled splashbacks, tiled floor, spotlights, radiator, space for a washing machine, wall mounted gas combination boiler and double glazed window & door to the side elevation.

Utility Room

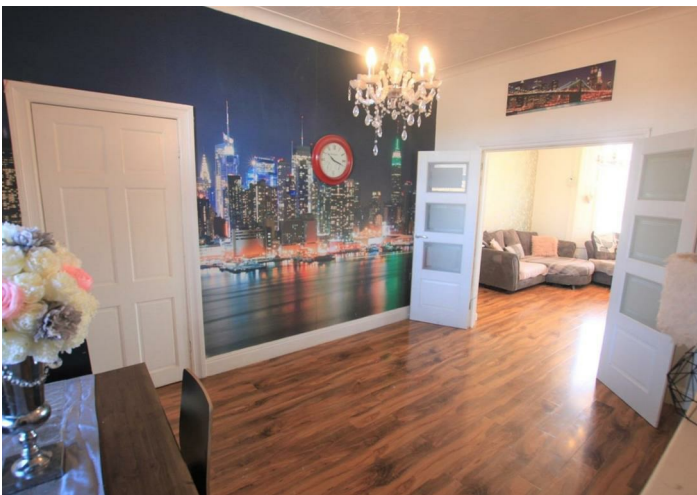
With double glazed window to the side elevation and space for a washing machine & dryer.

WC

Including a low level wc, wash hand basin and double glazed window to the side elevation.

First Floor Landing

With staircase leading to the loft room.



Bedroom One

17 x 12'11 (5.18m x 3.94m)

With two double glazed windows to the front elevation, television point and radiator.

Bedroom Two

13'5 x 11 (4.09m x 3.35m)

With double glazed window to the rear elevation and radiator.

House Bathroom

Including a modern four piece suite comprising of a panelled bath, double step in shower cubicle with multi jet shower, his & hers wash hand basin set in floating vanity unit, low level w.c., spotlights, part tiled walls, vertical heated towel radiator, extractor fan and double glazed window to the side elevation.



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TOTAL FLOOR AREA: 1562 sq ft (145.1 sq m) approx.
©2021 every effort has been made to ensure the accuracy of the foregoing information, measurements, of areas, volumes, costs, and any other facts are given and the responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes and should be used as a guide only. prospective purchaser. The services, systems and equipment shown have been based on the plan and may not be in place. All floor space and volumes are approximate. Make with a surveyor.

Second Floor

Loft Room

15'7 x 9'10 (4.75m x 3.00m)

With Velux windows to the front & rear elevation and eaves storage.

Exterior

Front Courtyard

A low maintenance front courtyard with walled boundary accessed via a wrought iron gate.

Rear Yard

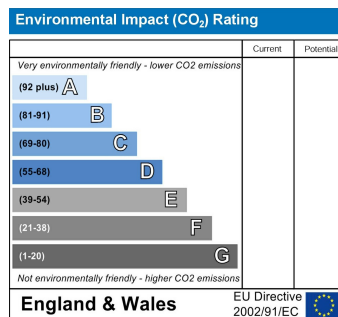
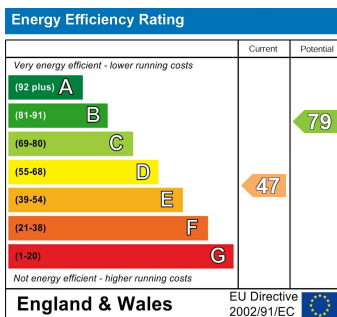
An enclosed yard with access to the rear service alley.

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.

