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Gordon Lane Ramshaw, Bishop Auckland, DL14 0NW

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Price £65,000

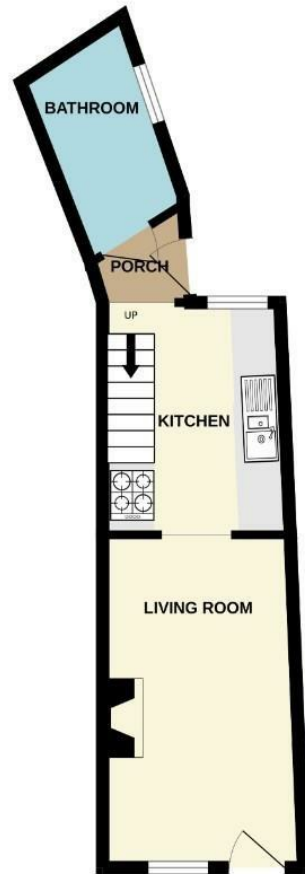
Two bedroomed stone built property boasting a village location, spacious rooms and a south facing, private rear yard. This Victorian terrace is located in the quiet village Ramshaw, which provides local amenities such as shops, cafés and a primary school. Only approx 4.3 miles away is the larger marketing town Bishop Auckland, which provides further access to amenities such as supermarkets, restaurants, popular high street retail stores as well as schools and healthcare services. There is an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places as well. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters.

Located within rural surroundings allows for numerous public footpaths through the farmers field and woodlands as well as having idyllic views of the countryside. Fitted with Solar Panels which are fully owned and provides a great reduction on energy bills.

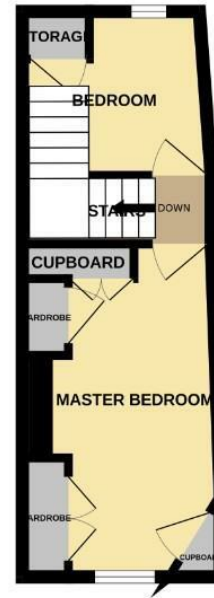
In brief this property comprises; a living room, galley kitchen and family bathroom to the ground floor. There are two bedrooms on the first floor with pull down ladder allowing access into the loft which has been boarded out with carpet and panelled walls and lighting, creating an ideal extra storage space. To the rear of the property is an enclosed yard with gated access to the rear where shared access is provided leading around to the front. On street parking is available.

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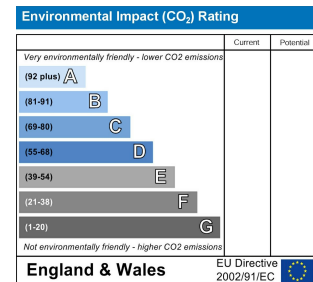
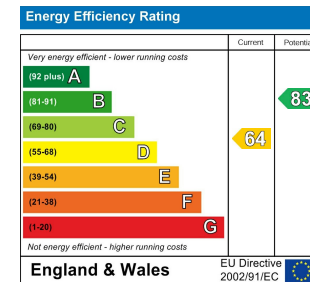
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Living Room

8'7" x 14'7"

Living room located to the front of the property, neutrally decorated and benefiting from a gas fire with feature surround, original beamed ceiling and window to the front elevation allowing plenty of natural light.

### Kitchen

8'7" x 9'10"

Galley style kitchen fitted with a range of wood wall and base units with complementing tiled work surfaces and splash backs and sink/drain unit. Fitted with an integrated electric oven, gas hob and concealed overhead extractor hood, space is available for additional free standing appliances such as; a washing machine and under counter fridge/freezer. Window to the rear elevation.

### Bathroom

Family bathroom located on the ground floor, fitted with a panelled bath with overhead shower, WC and wash hand basin, fully tiled walls and opaque window to the side elevation.

### Master Bedroom

9'10" x 14'7"

Modern master bedroom with space available for a double bed, boasting several fitted cupboards providing ample storage room and window to the front elevation.

### Bedroom Two

6'9" x 7'9"

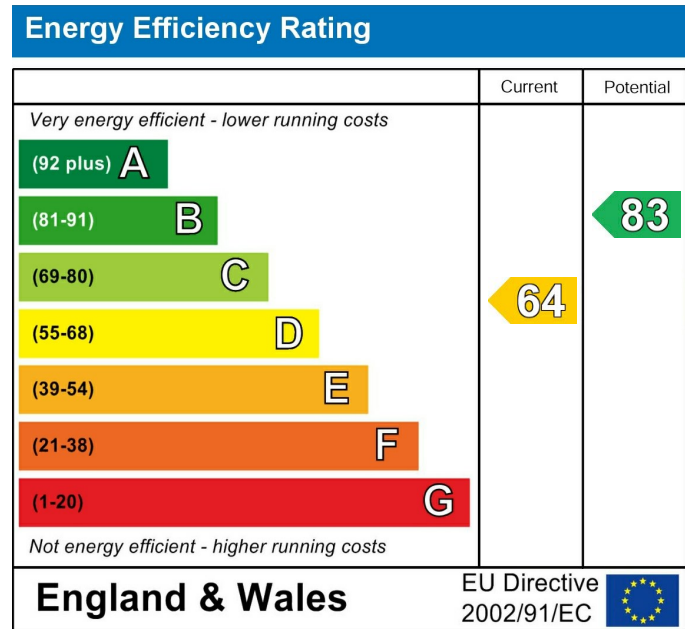
Single bedroom located to the rear with fitted storage cupboard and window to the rear elevation overlooking the yard.

### Attic Room

The attic is accessed via a pull down ladder, which has been boarded and carpeted, with lights and wood panelled walls. Ideal for extra storage space.

### External

Externally there is on street parking available to the front. To the rear of the property, there is an enclosed south facing block paved yard with gated access to the back lane. On street parking is available to the front of the property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



