

HUNTERS[®]

HERE TO GET *you* THERE



Ramshaw Row

Ramshaw, Durham, DL14 0NQ

Offers In Excess Of £90,000



Two bedroomed stone built cottage, located on Ramshaw Row in the semi-rural village, Ramshaw. This location provides local amenities such as shops, cafés and a primary school. Further amenities are available approx. 5 miles away is the larger marketing town Bishop Auckland, which provides 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.

In brief this property comprises of an entrance hallway, living room, dining room, kitchen and bathroom to the ground floor whilst the first floor accommodates the two bedrooms. Externally this property has a lawned front garden and two storage sheds to the rear.



Living Room 14'5" x 11'5" (4.4m x 3.5m)
Spacious living room with neutral decor, ample space for free standing furniture and open coal fire with feature surround.

Dining Room 12'2" x 10'3" (3.73m x 3.13m)
The second reception room is another great size, with space for a dining table and chairs, original exposed floorboards and window to the front elevation overlooking the front garden.

Kitchen 11'9" x 8'1" (3.6m x 2.47m)
The kitchen is fitted with a range of cream wall and base units, wood effect work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob and concealed overhead extractor hood along with space for a free standing washing machine and fridge/freezer.

Bathroom 8'1" x 5'6" (2.47m x 1.7m)
The bathroom is located on the ground floor and contains a panelled bath with overhead shower, wash hand basin and WC. Opaque window to the rear.

Master Bedroom 14'8" x 11'0" (4.48m x 3.36m)
Master bedroom which provides space for a king sized bed along with additional free standing furniture, exposed wood floors and window to the front elevation with countryside views.

Bedroom Two 12'5" x 10'5" (3.8m x 3.2m)
The second bedroom is a further double bedroom, fitted wardrobes and window to the rear elevation.

External
Externally there is a lawned garden to the front of the property, whilst to the rear there is two outhouses providing additional storage.

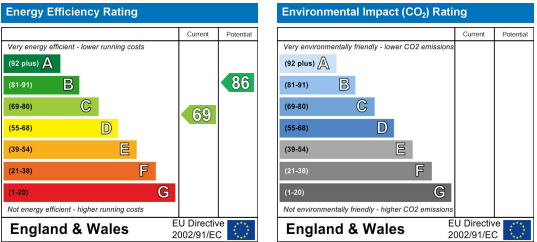
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.