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Croftside, Etherley Moor, Bishop Auckland

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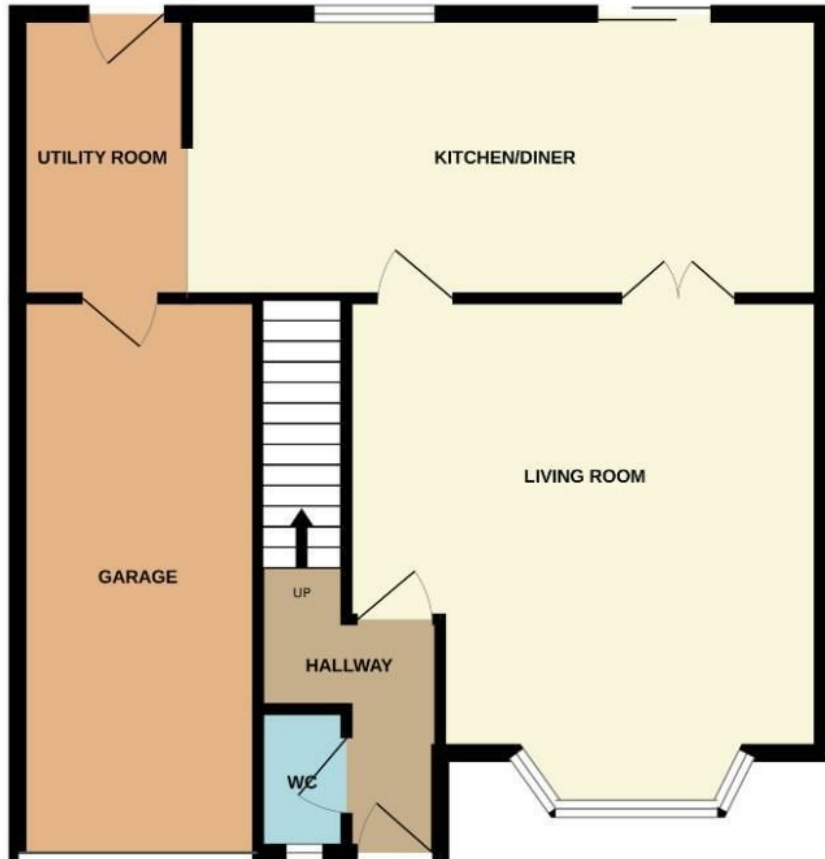
Offers In The Region Of £260,000

Spacious four bedroomed family home perfectly positioned on Croftside, a quiet cul-de-sac in the sought after residential area Etherley Moor on the outskirts of Bishop Auckland. Beautifully presented and set within a generous plot including large driveway and large rear garden. Located just a short distance from local amenities including highly regarded schools and being only approx.1.2 miles from Bishop Auckland's town centre provides access to supermarkets, restaurants, cafes, independent stores and high street shops. The nearby retail park is ever expanding and has a variety of stores including popular high street stores, food outlets as well as the new cinema/bowling complex opening soon. Situated on the edge of the town offers easy access to the A68 and A689 for commuters, whilst Bishop Auckland has great public travel connections via both train and bus.

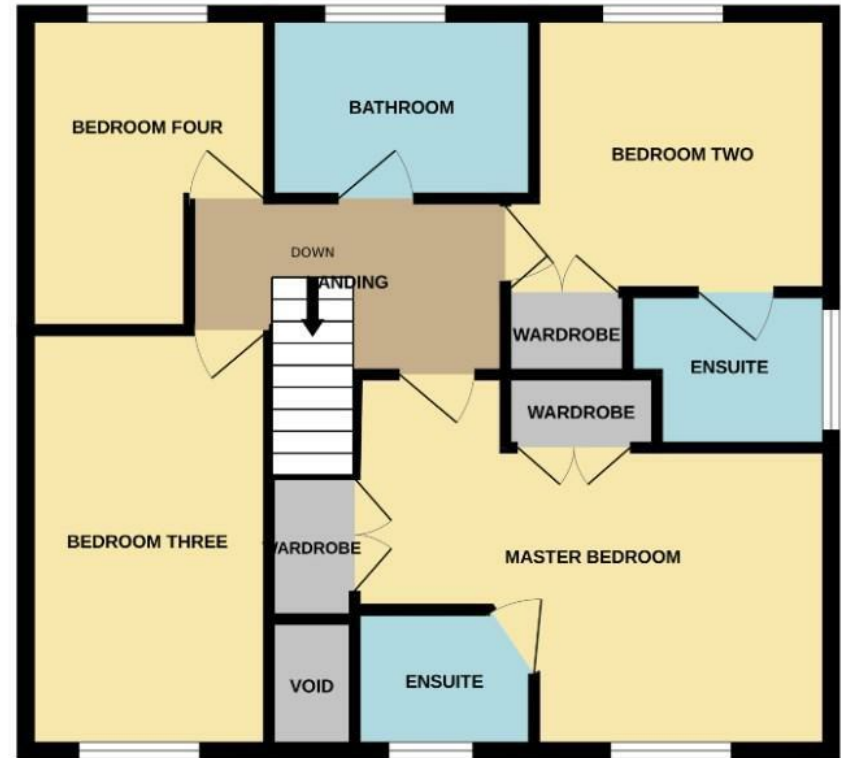
In brief this property comprises; an entrance hallway, cloakroom, living room, open plan kitchen/diner and utility room to the ground floor. The first floor accommodates two spacious double bedrooms with ensembles, a third double bedroom, spacious single and the family bathroom. Externally this property is set within a generous plot, with large driveway, garden and garage whilst to the rear is the large private enclosed, mainly laid to lawn with well established borders and a large decking area for outdoor furniture.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Living Room

14'1" x 11'5"

The living room is located to the front of the property, with neutral decor, electric fire with feature surround, ample space for furniture and window to the front elevation.

Kitchen/Diner

20'10" x 9'4"

The kitchen is fitted with a range of wood wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated electric oven, gas hob and overhead extractor hood as well as a free standing fridge freezer. Window to the rear overlooking the garden.

Dining Area

Dining area providing ample space for a table and chairs with sliding doors leading into the garden.

Utility Room

9'4" x 5'6"

Utility area fitted with a further array of wall and base units, work surface and washing machine. Internal access into the garage.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

10'7" x 10'4"

The master bedroom provides space for a king sized bed, built in wardrobes and access into the ensuite.

Ensuite

6'10" x 5'10"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

10'2" x 8'2"

The second bedroom is a double bedroom with built in wardrobe and window to the rear elevation.

Ensuite

6'8" x 5'1"

Ensuite fitted with a single shower cubicle, WC and wash hand basin.

Bedroom Three

13'6" x 8'3"

The third bedroom is a large double bedroom with window to the front elevation.

Bedroom Four

10'5" x 8'4"

The fourth bedroom is completely fitted out as a home office which includes desk, shelving and drawers.

Bathroom

7'3" x 6'2"

The bathroom comprises of a panelled bath with overhead shower, WC and wash hand basin. Opaque window to the rear elevation.

External

Externally this property is set within a generous plot, with large driveway, garden and single garage providing secure parking and storage. To the rear is the large private enclosed, mainly laid to lawn with well established borders and a large decking area for outdoor furniture.









