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Croftside Etherley Moor, Bishop Auckland, DL14 0ST

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## Offers Over £220,000

Beautifully presented four bedroomed, extended family home, pleasantly positioned within a sought after residential area on the outskirts of Bishop Auckland. This immaculate property has a driveway and good sized rear garden. Located just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

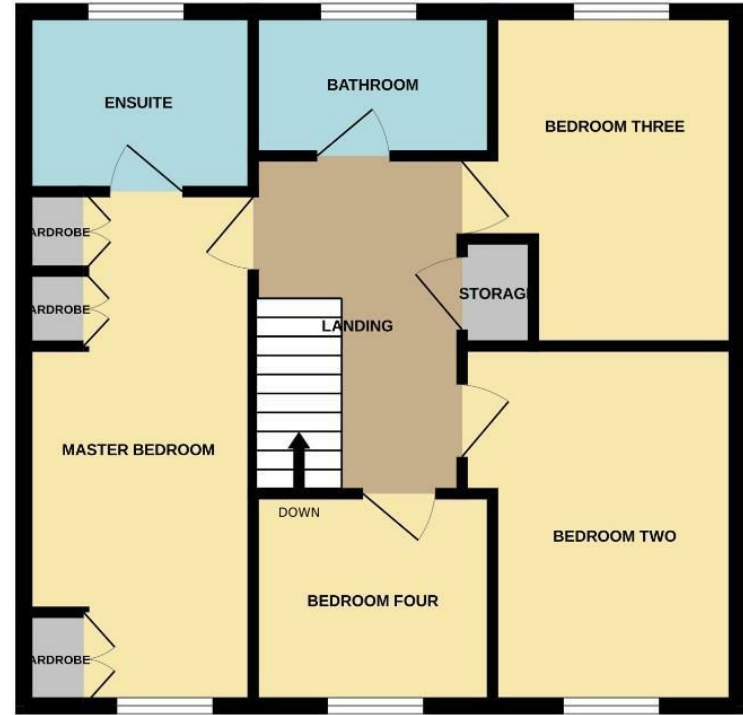
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and famil bathroom, Externally the property has a driveway and lawned garden to the front, along with the front section of the garage which has been converted providing storage space. To the rear of the property there is an enclosed garden, which is mainly laid to lawn, along with patio area ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

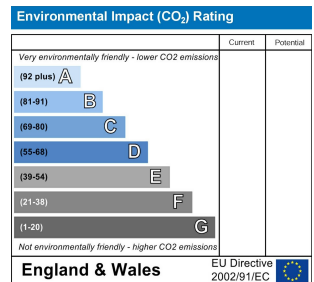
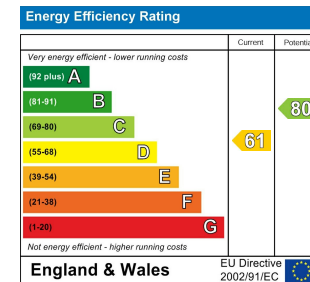
GROUND FLOOR



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**

14'1" x 13'1"

Spacious and bright living room located to the front of the property, benefiting from neutral decor, ample space for furniture and large window to the front elevation.

**Kitchen/Diner**

24'7" x 9'10"

The kitchen is fitted with a range of grey matt wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob along with space for a American style fridge/freezer and dishwasher. Space is available for a dining table and chairs and French to the rear leading into the garden.

**Utility Room**

7'10" x 4'7"

The utility room provides additional storage space along with room for a washing machine and dryer.

**Cloakroom**

Cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

17'8" x 8'2"

The master bedroom provides space for a king sized bed, built in wardrobes and window to the front elevation.

**Ensuite**

7'6" x 6'2"

The ensuite contains a double walk in shower cubicle, WC and wash hand basin. Opaque window to the rear elevation.

**Bedroom Two**

12'5" x 7'10"

The second bedroom is another generous double bedroom with window to the front elevation.

**Bedroom Three**

11'9" x 8'2"

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

**Bedroom Four**

7'10" x 7'2"

The fourth bedroom is a single bedroom that could also be utilised as a home office or playroom., Window to the front elevation.

**Bathroom**

7'4" x 5'10"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. opaque window to the rear elevation.

**External**

Externally the property has a driveway and lawned garden to the front, along with the front section of the garage which has been converted providing storage space. To the rear of the property there is an enclosed garden, which is mainly laid to lawn, along with patio area ideal for outdoor furniture.

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.





