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15 Morley, Bishop Auckland, DL14 0PN

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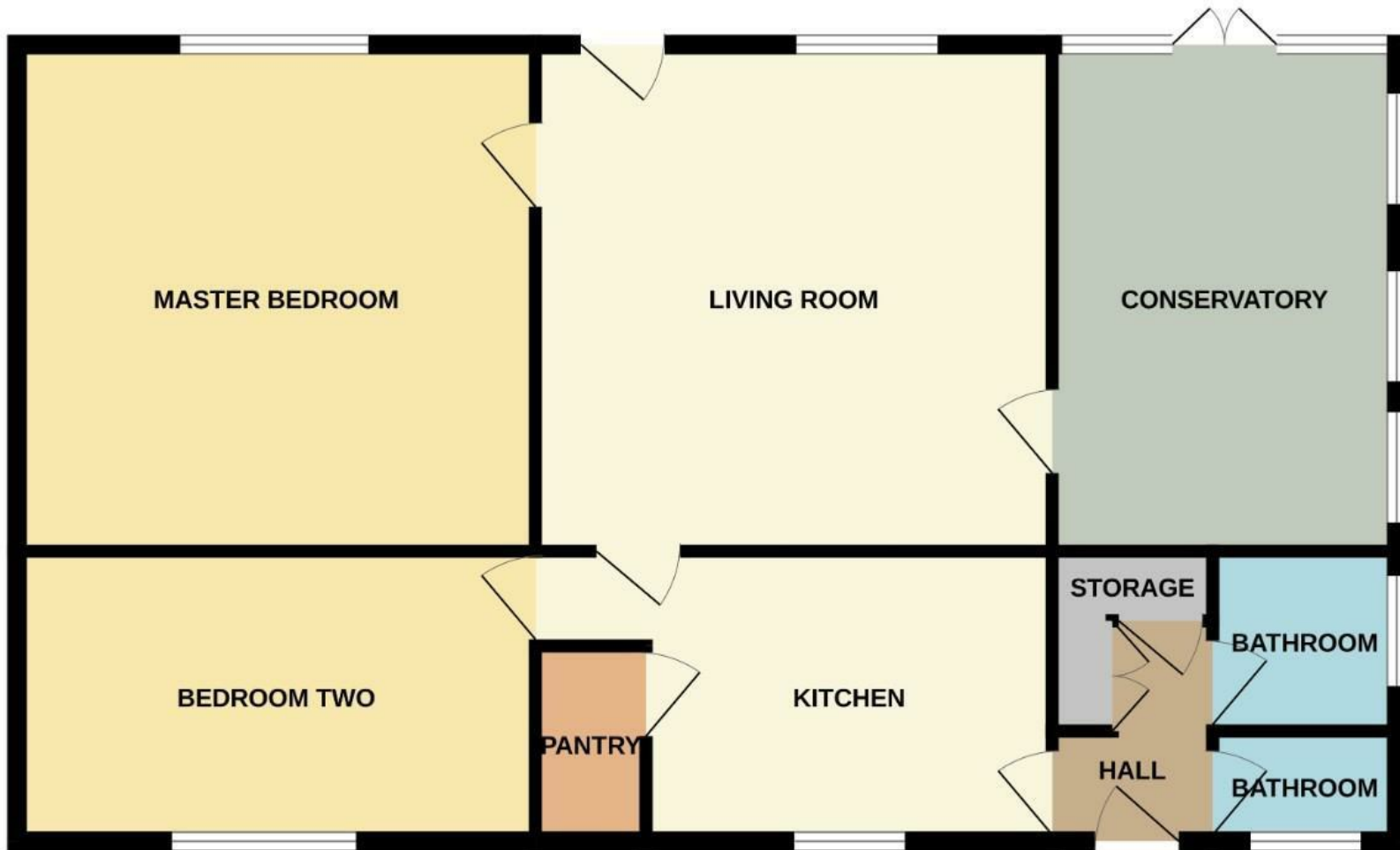
## Offers Over £340,000

Beautifully presented two bedroomed detached bungalow offered for sale with no onward chain. Perfectly positioned in Morley, a quiet rural Hamlet of only a few houses close to the small sought after village Hamsterley. This former 16th Century School House is set with a generous plot with large driveway leading up to the property and gardens to the front, side and rear. It also benefits from two separate paddocks approximately 1.5 acres in size in total. The property is set only approximately 2.5 miles from Hamsterley, on the edge of the North Pennines Area of Outstanding Natural Beauty. Close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland and Barnard Castle are both only a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools. This property is approx. 3.4 miles from the ever expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores, restaurants and the new cinema/bowling and shopping complex due to open in summer 2024.

In brief the property comprises; an entrance hall leading up into the living room, conservatory, kitchen, pantry, two bedrooms, bathroom and WC. Externally the property has a large driveway to the front providing ample off street parking, along with substantial gardens surrounding the property. There is approximately 1.5 acres of grazing land split into two paddocks.

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# GROUND 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) <b>A</b>			100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		26	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

15'5" x 15'1"

Spacious and bright living room, benefiting from neutral décor, wood burner with feature surround and large window providing plenty of natural light.

**Kitchen**

12'9" x 7'6"

The kitchen is fitted with a range of cream base units, complementing wood effect work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood, dishwasher and space for a kitchen table and chairs.

**Pantry**

Pantry cupboard providing additional storage and space for an undercounter fridge/freezer.

**Conservatory**

14'1" x 10'2"

A great addition to the property, providing ample space for furniture with views overlooking the garden.

**Master Bedroom**

15'5" x 15'1"

The master bedroom provides space for a king sized bed, built in wardrobes and ample space for further free standing furniture.

**Bedroom Two**

15'5" x 6'11"

The second bedroom is again another generous double bedroom.

**Bathroom**

8'6" x 5'10"

The bathroom contains a panelled bath,

overhead shower and WC. Storage cupboard provides space for a washing machine and dryer.

**WC**

4'11" x 3'3"

Fitted with a WC.

**External**

Externally the property has a large driveway to the front providing ample off street parking, along with substantial gardens surrounding the property. There is approximately 1.5 acres of grazing land split into two paddocks.

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.







