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Etherley Lane Bishop Auckland, DL14 7QR

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Price £185,000

Beautifully presented spacious four bedroomed family home located on Etherley Lane in Bishop Auckland. Ideally situated within a sought after residential area of Bishop Auckland just a short distance from the town centre, perfect for accessing local amenities and close to both primary and secondary schools with great Ofsted reports. The town centre and Tindale's Retail Park provide a range of supermarkets, restaurants and popular high street retail stores. There is an extensive public transport system in the area via both bus and rail.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms, family bathroom and shower room. The fourth bedroom is on the second floor with built in storage cupboards and window to the front elevation. Externally the property has a private enclosed covered yard with up and over door leading into the back lane.

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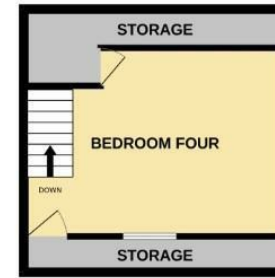
GROUND FLOOR



1ST FLOOR



2ND 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 | | |
| (81-91) B | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Living Room

14'1" x 12'9"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture, gas fire with feature surround and bay window to the front elevation.

Dining Room

14'0" x 9'10"

The second reception room is another good size, with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

15'7" x 7'10"

The kitchen contains a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor hood, dishwasher and fridge/freezer along with space for further free standing appliances.

Utility Room

6'6" x 6'4"

The utility room provides space for a washing machine and tumble dryer, along with further storage space.

Master Bedroom

13'11" x 9'6"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

13'11" x 9'10"

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

Bedroom Three

9'10" x 6'11"

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

Bathroom

9'6" x 7'8"

The family bathroom contains a panelled bath, WC and wash hand basin.

Shower Room

5'8" x 4'8"

Fitted with a corner shower cubicle.

Bedroom Four

17'2" x 15'7"

The fourth bedroom is a large double bedroom with storage into the eaves and window to the front elevation.

External

Externally the property has a private enclosed covered yard with up and over door leading into the back lane.

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.









