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Edge Hill Bishop Auckland, DL14 7QT

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## Offers Over £210,000

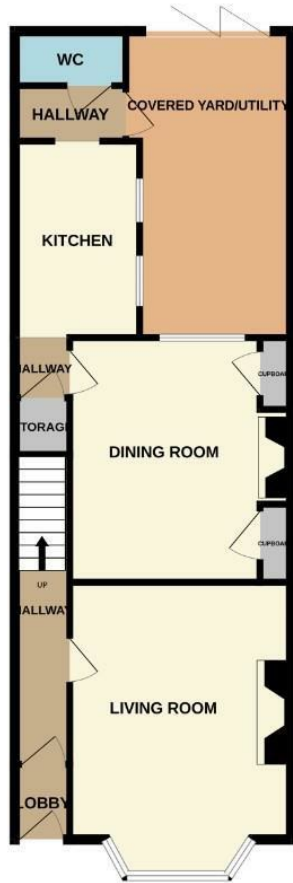
Beautifully presented three bedroomed, stone built family home, located on Edge Hill just off Etherley Lane in Bishop Auckland. Positioned in an elevated position enjoying countryside views to the front, yet being a short distance from the town centre. The property has been sympathetically updated by the current owners to a high standard throughout. Offering a modern décor paired perfectly with the property's traditional Victorian architecture and features.

Situated 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.

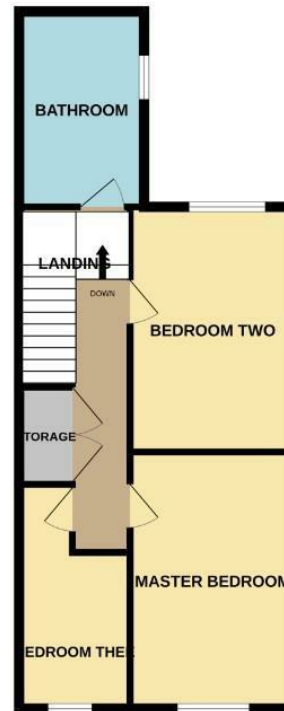
In brief the property comprises; an entrance leading through into the living room, dining room, kitchen, cloakroom and covered yard utilised as a utility room, The first floor contains the master bedroom, two further spacious bedrooms and family bathroom. Externally the property has on street parking available to the front, as well as meticulously maintained gardens with beautiful views across the Wear Valley, well established flower borders, shrubs and trees. There are gravelled areas for outside furniture, large storage shed and potential for part of the garden to be converted into off street parking.

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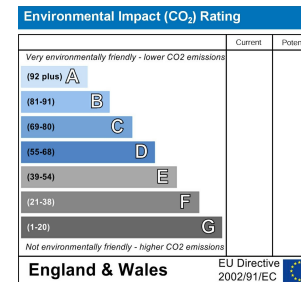
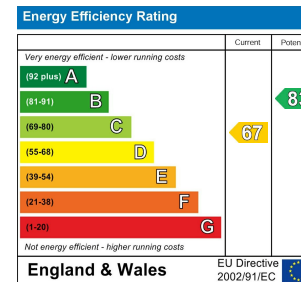
GROUND FLOOR



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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**Living Room**

14'8" x 12'7"

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

**Dining Room**

14'0" x 11'1"

The dining room is another impressive room, with space for a dining table and chairs, built in storage cupboards, feature cast iron Victorian range and window to the rear elevation.

**Kitchen**

11'1" x 7'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing quartz work surfaces, tiled splash backs and Belfast sink. Fitted with an integrated oven and hob along with space for further free standing furniture.

**Cloakroom**

5'6" x 2'7"

Fitted with a WC and wash hand basin.

**Covered Yard/Utility**

17'0" x 8'2"

Covered yard providing additional storage space as well as room for further free standing appliances.

**Master Bedroom**

14'9" x 9'6"

The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture, fitted with a feature cast iron fire surround and window to the front elevation.

**Bedroom Two**

13'11" x 9'8"

The second bedroom is again another large double bedroom with space for a king sized bed, further furniture and window to the rear elevation..

**Bedroom Three**

10'8" x 6'6"

The third bedroom is another good size bedroom with window to the front elevation.

**Bathroom**

11'1" x 7'2"

Fitted with a double walk in shower cubicle, WC and wash hand basin. Opaque window to the rear elevation.

**External**

Externally the property has on street parking available to the front, as well as meticulously maintained gardens with beautiful views across the Wear Valley, well established flower borders, shrubs and trees. There are gravelled areas for outside furniture, large storage shed and potential for part of the garden to be converted into off street parking.

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.





