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Eastview Cottage Hamsterley, DL13 3PP



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Price £180,000

Three bedroomed stone built cottage offered with no onward chain. Perfectly positioned within the quiet semi rural village Hamsterley.

The village is close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland is a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools and also an extensive public transport system which allows for access to not only the neighbouring towns and villages, but also to further afield; such as Darlington, Durham, Barnard Castle, Newcastle and York. 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 and restaurants.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom, two further good size bedrooms and family bathroom. Externally the property has a lawned garden to the front along with a driveway, whilst to the rear there is an enclosed low maintenance courtyard with two storage sheds.

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



**Living Room**

13'7" x 13'5"

Spacious living room located to the front of the property, with neutral decor, ample space for furniture, multi fuel stove and window to the front elevation.

**Kitchen/Diner**

17'8" x 15'1"

The kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, splash backs and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and a table and chairs.

**Cloakroom**

5'2" x 2'7"

Fitted with a WC and wash hand basin.

**Master Bedroom**

14'1" x 11'1"

The master bedroom is a spacious double bedroom, with room for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

14'1" x 7'6"

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

**Bedroom Three**

14'1" x 7'6"

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

**Bathroom**

9'2" x 8'6"

The bathroom is fitted with a panelled bath, single shower cubicle, WC and wash hand basin.

**External**

Externally the property has a lawned garden to the front along with a driveway, whilst to the rear there is an

enclosed low maintenance courtyard with two storage sheds.

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.



















