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South Road High Etherley, Bishop Auckland, DL14 0HZ

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## Offers In Excess Of £120,000

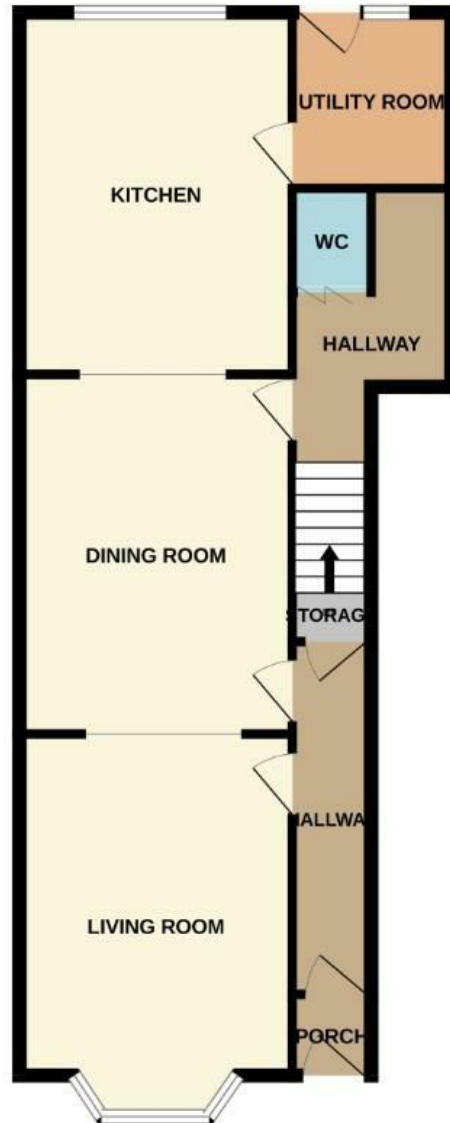
Beautifully presented, three bedroomed family home located on South Road in High Etherley. The property benefits from a garden and loft room and has been rewired by the current vendors. Situated in a highly desirable semi-rural area, providing fantastic access to the surrounding countryside with plenty of local walks. The property is also within walking distance to a well renowned primary school. Only approx. 2.9miles from Tindale Crescent's Retail Park and approx. 4 miles from Bishop Auckland's town centre, both provide access to supermarkets, high street shops, retail stores as well as primary and secondary schools. The A68 is great for commuting whilst the nearby town has an extensive public transport system.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms, bathroom and stairs leading up into the attic room. Externally the property has on street parking and a courtyard available to the front, whilst to the rear there is a low maintenance enclosed garden which has a section with artificial lawn, wood chipping and raised seating area ideal for outdoor furniture.

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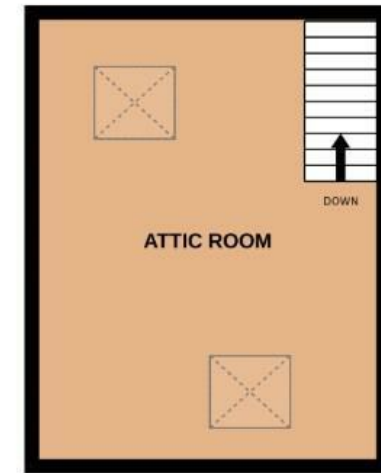
GROUND FLOOR



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) <b>A</b>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		79
	56	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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### Living Room

14'0" x 11'1"

Spacious living room located to the front of the property, with ample space for furniture, modern decor, multi fuel stove and large bay window providing plenty of natural light.

### Dining Room

14'9" x 11'0"

The second reception room is another great size, with space for a table and chairs, further furniture and access leading through into the kitchen.

### Kitchen

14'9" x 10'11"

The kitchen is fitted with range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for a range cooker, fridge/freezer and further free standing appliances and window to the rear overlooking the garden.

### Utility Room

6'6" x 5'6"

The utility room provides additional storage space along with space for further free standing appliances.

### Cloakroom

4'3" x 3'3"

Fitted with a WC.

### Master Bedroom

13'9" x 9'2"

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

### Bedroom Two

11'1" x 8'7"

The second bedroom is another double bedroom, further furniture and window to the rear elevation.

### Bedroom Three

10'9" x 5'2"

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

### Bathroom

7'10" x 5'6"

The bathroom has been recently refitted, containing a panelled bath with overhead shower, WC and wash hand basin.

### Attic Room

20'8" x 14'1"

The attic room is a great additional space that can be used for further storage or utilised as an office or play room.

### External

Externally the property has on street parking and a courtyard available to the front, whilst to the rear there is a low maintenance enclosed garden which has a section with artificial lawn, wood chipping and raised seating area ideal for outdoor furniture.

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(1-20) G		
Not energy efficient - higher running costs		
	56	79
England & Wales		EU Directive 2002/91/EC

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.















