



HUNTERS[®]
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Church Street, High Etherley, Bishop Auckland, DL14 0HT

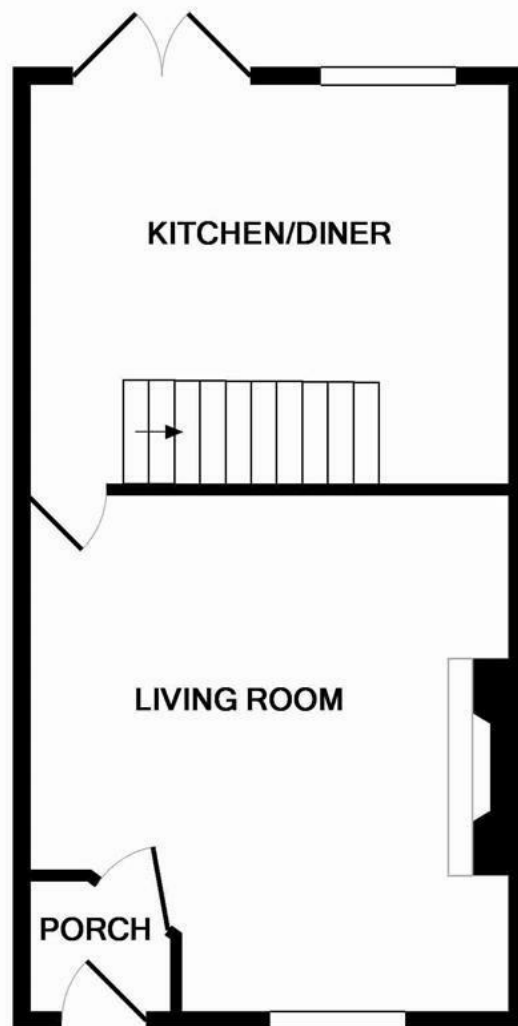
12 Church Street, High Etherley, Bishop Auckland, DL14 0HT

£575 Per Calendar Month

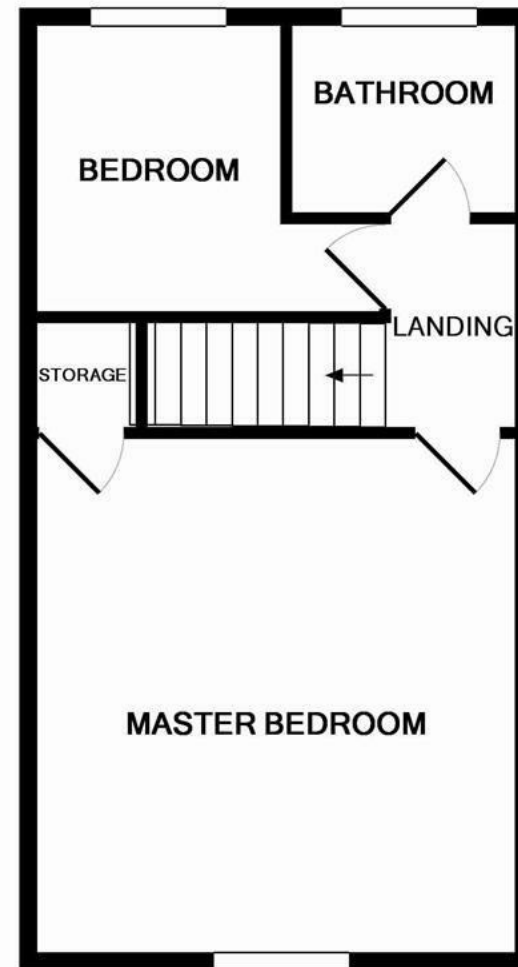
Well presented and spacious two bedroomed cottage available to rent on Church Street in the quiet semi rural village, High Etherley. The village is surrounded by farmers fields, countryside and public walks and has local amenities close by including a sought after Primary School, village pub and cricket club, whilst further facilities such as supermarkets, secondary schools, high street shops, retail stores and restaurants are available in the nearby Bishop Auckland town centre and ever expanding Tindale retail park. The A68 is ideal for commuters and there is also a regular bus service.

In brief the property comprises; an entrance porch leading into the living room, kitchen/diner and conservatory to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has a yard to the rear with gated access into the back lane.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		92
(81-91) B	74	
(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

Living Room

The living room is located to the front of the property with neutral décor, ample space for furniture, log burner and window to the front elevation.

Kitchen

The kitchen is fitted with a range of 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 along with space for further free standing furniture.

Conservatory

The conservatory is a great addition, providing a further seating area with door leading into the rear yard.

Master Bedroom

The master bedroom is a double bedroom, with space for further furniture and window to the front elevation.

Bedroom Two

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

Bathroom

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

External

Externally the property has a yard to the rear with gated access into the back lane.





