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Low Etherley Bishop Auckland, DL14 0EU

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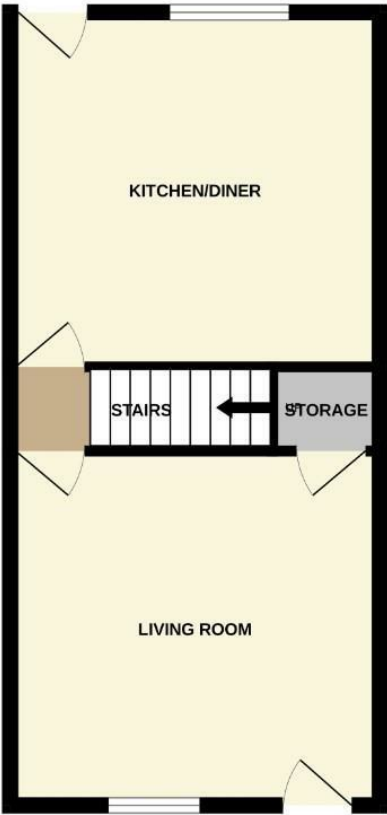
Price £120,000

Beautifully presented, two bedroomed cottage located in Low Etherley on the outskirts of Bishop Auckland. Pleasantly positioned within this quiet semi rural village surrounded by open countryside, farmers fields and public walks. Situated within easy reach of local amenities such as the local Primary School, two nurseries, Methodist Church and village pub. Further amenities are available in Bishop Auckland, whilst the nearby retail park at Tindale provides access to a range of facilities including supermarkets, high street stores, retail shops, food outlets as well as the new shopping complex. The A68 is close by for commuters whilst there is also a regular bus service.

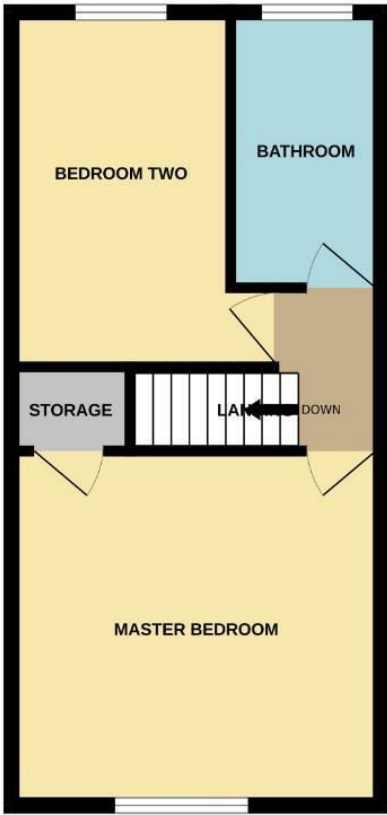
In brief the property comprises; the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed garden mainly laid to lawn, along with patio ideal for outdoor furniture.

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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.
Made with Metroplan CS2025

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

16'8" x 13'1"

Spacious and bright living room located to the front of the property, with ample space for furniture, exposed beamed ceiling, multi fuel stove set in an inglenook fireplace and window to the front elevation providing lots of natural light.

Kitchen

13'1" x 12'9"

The kitchen has been fitted with a new 'Magnet' kitchen, containing a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for free standing appliances including a range cooker, American fridge/freezer, washing machine and dishwasher.

Master Bedroom

16'8" x 13'1"

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

Bedroom Two

13'9" x 7'2"

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

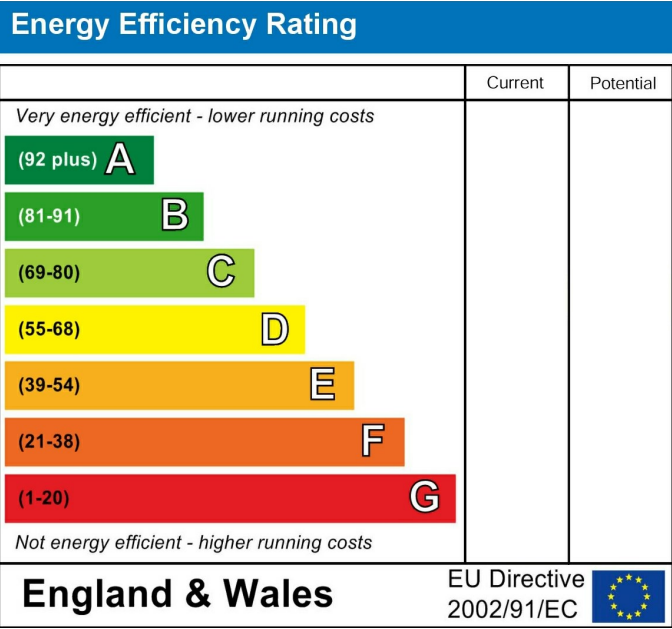
Bathroom

9'6" x 5'4"

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

External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed garden mainly laid to lawn, along with patio ideal for outdoor furniture.



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.





