



Etherley Lane, Bishop Auckland, DL14 7QZ
5 Bed - House - Semi-Detached
£335,000

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Etherley Lane

Bishop Auckland, DL14 7QZ

Robinsons are delighted to offer to the market this imposing stone-built period Victorian semi-detached villa which sits on an enviable elevated plot on the much sought-after Etherley Lane area of Bishop Auckland, perfectly placed to take full advantage of a range of amenities, leisure facilities & schooling. The property retains a wealth of original features and offers interchangeable accommodation making it ideal for family living. The internal accommodation is set across four floors comprising an entrance vestibule, a welcoming hallway, a spacious lounge with a bay window & multi-fuel stove, dining room, and modern fitted kitchen/breakfast room to the ground floor. To the first floor there is a landing, three good sized double bedrooms, and three-piece family bathroom,. To the second-floor there is a landing with a further two double bedrooms with the front bedroom benefitting from an en-suite bathroom. To the lower ground floor there is a fully tanked cellar with two large storage rooms (originally the kitchen) and a workshop. To the exterior of the property, there is a driveway leading to the double garage & carport providing ample off-street parking, whilst to the rear a sizeable garden that enjoys stunning panoramic views of open countryside which can be enjoyed from a private balcony seating area making the perfect place for Al Fresco dining. With the added benefits of gas central heating, double glazing throughout, many original features & high ceilings, internal inspection is essential to appreciate the size, location, presentation, features, and potential of the property on offer.

Energy Efficiency Rating E | Council Tax band E | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111.













GROUND FLOOR

Entrance Hall

A substantial entrance hallway with a feature archway, solid wood flooring, stairs rising to the first floor and stair to the lower ground floor.

Lounge

15'2" x 14'3" (4.63 x 4.36)

A bright and spacious room with a large double glazed bay window to the rear aspect, ample space for a range of furniture, feature exposed brick chimney breast housing a multi fuel stone with tiled hearth & mantle, fitted carpet and a radiator. Open archway to the dining room.

Dining Room

12'9" x 12'9" (3.91 x 3.91)

Another spacious room with a double glazed window to the side aspect, and ample space for a range of furniture.

Breakfasting Kitchen

14'10" x 12'7" maximum (4.53 x 3.86 maximum)

Fitted with a comprehensive range of modern wall and base units with contrasting worktops incorporating a mixer tap sink unit and a four ring electric hob with an extractor hood above, as well as an eye level integrated oven & microwave, integrated dishwasher, space for additional appliances, matching splashback, wood flooring, radiator, ample space for dining furniture and a large double glazed bay window to the front aspect.

Shower Room

Fitted with a modern three piece suite comprising; a walk in shower enclosure, pedestal wash basin and a low level WC, fully tiled walls and floor.

FIRST FLOOR

Landing

With stairs leading to the second floor.

Bedroom 1

19'10" x 13'11" (6.06 x 4.26)

A substantial room with two large double glazed windows to the rear aspect offering stunning views, and feature fireplace surround.

Bedroom 2

12'10" x 12'9" (3.93 x 3.91)

With double glazed window to the front aspect.

Bedroom 3

12'6" x 12'0" (3.82 x 3.68)

With double glazed window to the front aspect.

Family Bathroom

Fitted with a three piece suite comprising; a panelled bath with shower / mixer attachment, pedestal wash basin and a low level WC. Tiled walls, solid wood flooring, towel radiator and two double glazed obscured windows.

SECOND FLOOR

Landing

Bedroom 4

19'10" x 9'11" maximum (6.06 x 3.04 maximum)

A double room with double glazed window to the rear aspect offering stunning views.

Bedroom 5

15'10" x 10'0" (4.83 x 3.06)

With double glazed window to the front aspect, and an en-suite with a low level WC and wash basin.

LOWER GROUND FLOOR

14'6" (4.44)

The generous fully tanked lower ground floor has two rooms (4.29 x 4.43 and 3.71 x 3.71) which could be additional bedrooms or living spaces and a useful workshop area. (4.45 x 3.50)

EXTERNAL

To the front of the property there is a driveway to the front aspect leading to the double garage & carport providing ample off-street parking.

To the rear there is a stunning and extensive garden which is mainly laid to lawn with an abundance of mature trees/shrubbery, paved areas, garden shed and a terrace patio offering impressive far reaching views.





26 Etherley Lane

Approximate Gross Internal Area
2998 sq ft - 279 sq m
(Excluding Carport)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		73
(35-48)	D		
(29-34)	E	44	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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