



Etherley Lane, Bishop Auckland, DL14 7QZ
3 Bed - House - Semi-Detached
£225,000

ROBINSONS
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Etherley Lane

Bishop Auckland, DL14 7QZ

We are pleased to offer to the market this beautifully appointed, refurbished, traditional three bedroom semi detached property which in our opinion would be an excellent family home. The property is situated in a popular residential area close to local schools and amenities. The property has recently been re-plastered and painted to the first floor and kitchen, re-rendered to the upper level, has new pitched and flat roofs, new flooring, block paved driveway and front garden steps, and Alarm and CCTV system.

The accommodation briefly comprises entrance hall, lounge, re fitted kitchen/dining room, rear lobby, utility/bar and WC to the ground floor. To the first floor there two double and one single bedrooms and refitted eye catching bathroom.

Externally to the front there is a lawned garden which is has a renovated stone wall and steps and is stocked with mature shrubs and flower beds and long block paved driveway allowing parking for up to two vehicles. To the rear there is a good sized fence enclosed garden laid to lawns with paved seating area.

An early viewing is recommended to avoid disappointment.

To arrange a viewing please call Robinsons on 01388 458111

EPC Rating C / Council Tax Band B / Tenure - Freehold











GROUND FLOOR

Entrance Hall

Entered via a uPVC double glazed door from the front, under stair storage cupboard, modern LVT flooring and stairs to the first floor.

Lounge

13'10" x 14'6" (4.24 x 4.42)

A spacious room with feature fire surround having wooden mantle and housing multi fuel stove set onto a slate hearth and uPVC double glazed window bay window overlooking the front garden.

Kitchen/Dining Room

20'9" x 8'3" (6.35m x 2.54m)

Refitted with a comprehensive range of wall and base units having contrasting worktops incorporating Belfast sink, integrated dishwasher and fridge, dual fuel range, extractor hood, LVT flooring, built in tall corner pantry, uPVC double glazed window and uPVC patio doors to rear garden and uPVC door to the side lobby.

Side Lobby

With laminate flooring, uPVC double glazed door to the front and rear and brick storage cupboard.

Utility

9'8 x 7'8 max (2.95m x 2.34m max)

With breakfast bar, LVT flooring, space for American style fridge, electric storage heater and uPVC double glazed window to the rear.

WC

Fitted with a low level WC, wash basin, LVT flooring and uPVC double glazed window to the side.

FIRST FLOOR

Landing

With loft access and uPVC double glazed window to the side.

Bedroom 1

12'6" x 12'4" (3.82m x 3.78m)

With uPVC double glazed bay window to the front.

Bedroom 2

12'6 x 8'6 (3.81m x 2.59m)

With built in wardrobes having overhead storage and uPVC double glazed window to the rear.

Bedroom 3

9'10" x 8'0" (3.00m x 2.44m)

With built in over stair storage cupboard and uPVC double glazed window to the front.

Bathroom

Fitted with a three piece suite comprising free standing roll top bath with mains fed shower over, his and hers vanity unit with counter top basins, tiled splash back, eye catching tiled flooring, ladder radiator and two uPVC double glazed windows to the rear.

EXTERNAL

Externally to the front there is a lawned garden with block paved step, stocked with mature shrubs and flower beds and long recently block paved driveway allowing parking for up to 3 vehicles. To the rear there is a good sized fence enclosed garden laid to lawns with paved seating area and planted borders.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 47Mbps, Ultrafast 100Mbps

Mobile Signal/Coverage: Average-Good

Tenure Freehold

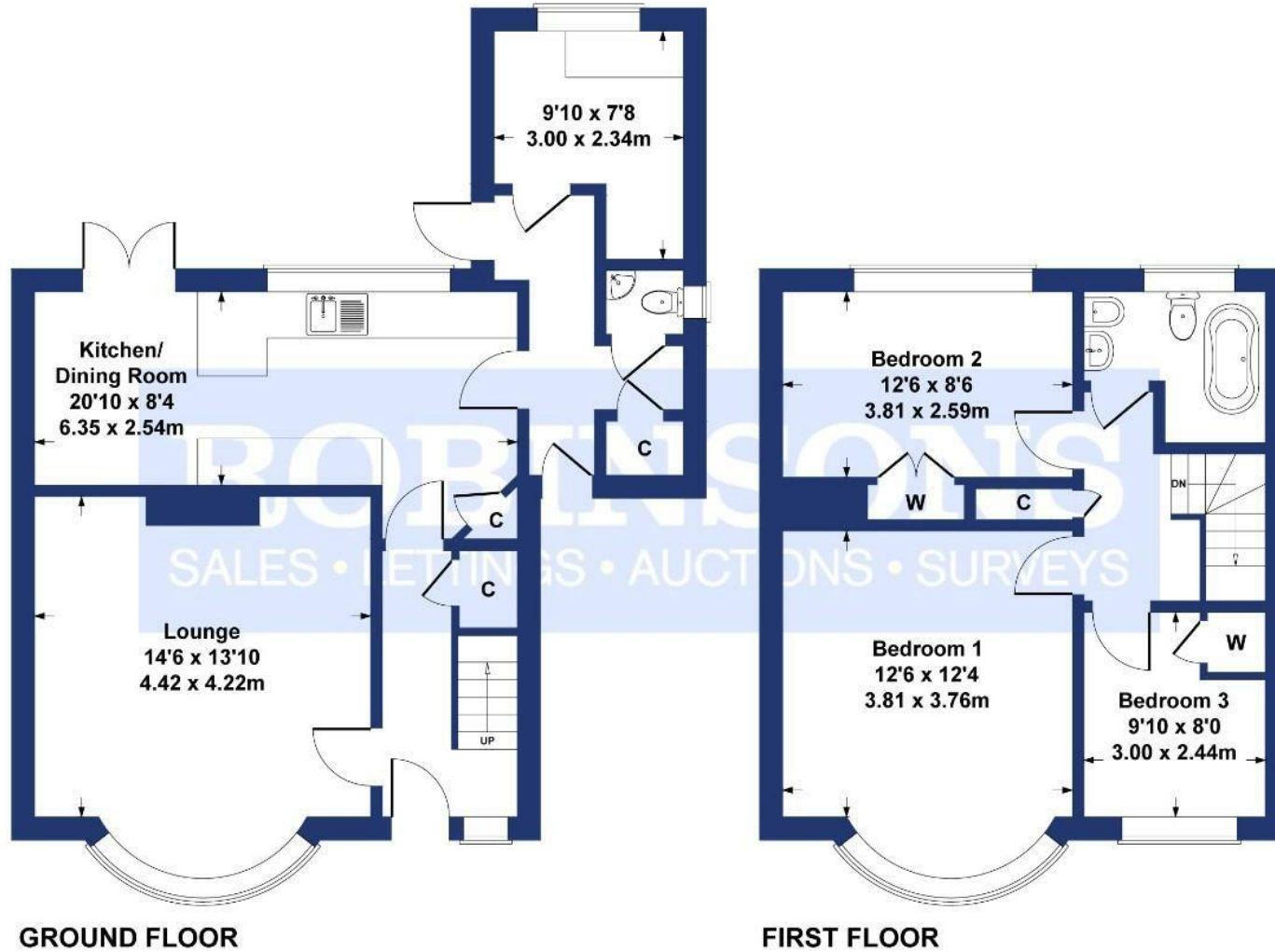
Council Tax: Durham County Council, Band B- Approx. £1714 (min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Etherley Lane

Approximate Gross Internal Area
1127 sq ft - 105 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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	

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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