



Etherley Lane, DL14 6TU  
2 Bed - House - Semi-Detached  
£165,000

**ROBINSONS**  
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# Etherley Lane , DL14 6TU

Welcome to this charming semi-detached house located on Etherley Lane in Bishop Auckland. This beautifully presented property boasts two reception rooms, two cosy bedrooms, and a modern bathroom. The house has attractive features throughout, including bay windows, ample storage cupboards, a gas combination boiler and double glazed windows.

One of the highlights of this lovely home is the off-road parking, a convenient feature that is always a plus. The front and rear gardens provide a perfect outdoor space for relaxing or entertaining, with a pleasant outlook to the rear adding to the peaceful ambience of the property.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing, access to both reception rooms and a large walk-in storage cupboard. The lounge has a bay window to the front aspect and wood effect laminate flooring. Dining room with space for dining furniture, under stairs storage cupboard which houses the gas boiler and has space for washing machine. Kitchen which is fitted with a range of wall, base and drawer units and French doors leading to the rear garden.

The first floor landing has a storage cupboard and gives access to two bedrooms, the main bedroom has a bay window to the front aspect and the second bedroom has a pleasant view over the rear garden and beyond. Bathroom with three piece suite, including bath with shower above.

Outside the house has off road parking to the front and a small easy to maintain garden to the side.

The rear garden is a generous size with a paved patio area, lawn area and is surrounded by mature hedging.

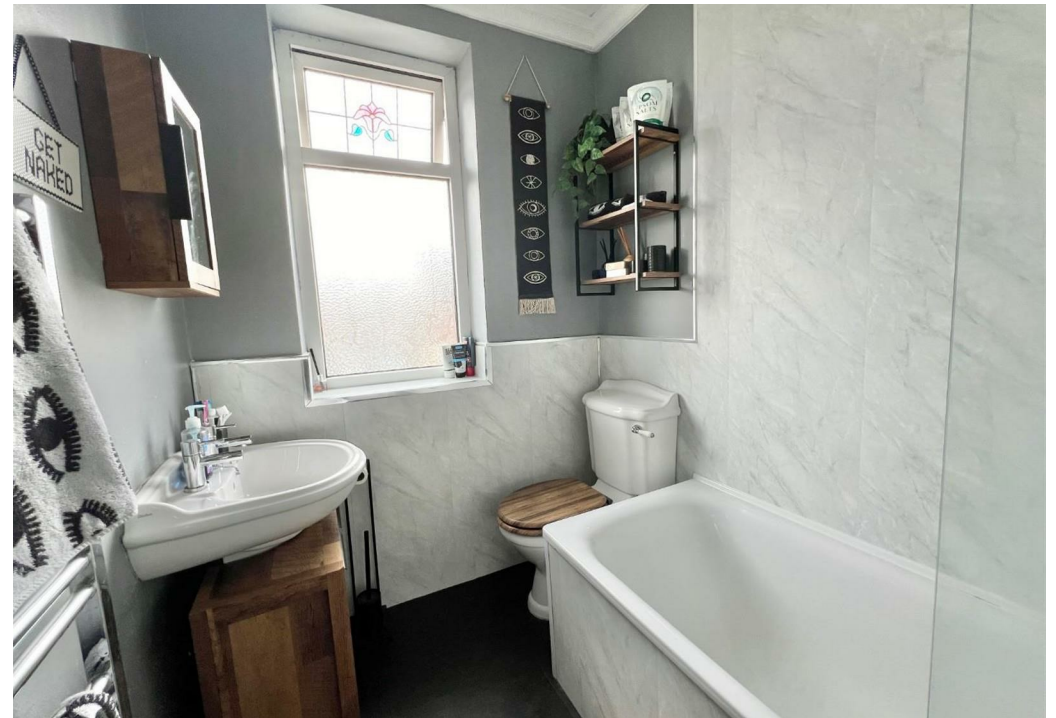
Etherley Lane is a popular area in Bishop Auckland and is within close proximity of shopping amenities, health care facilities, schooling and bus links.

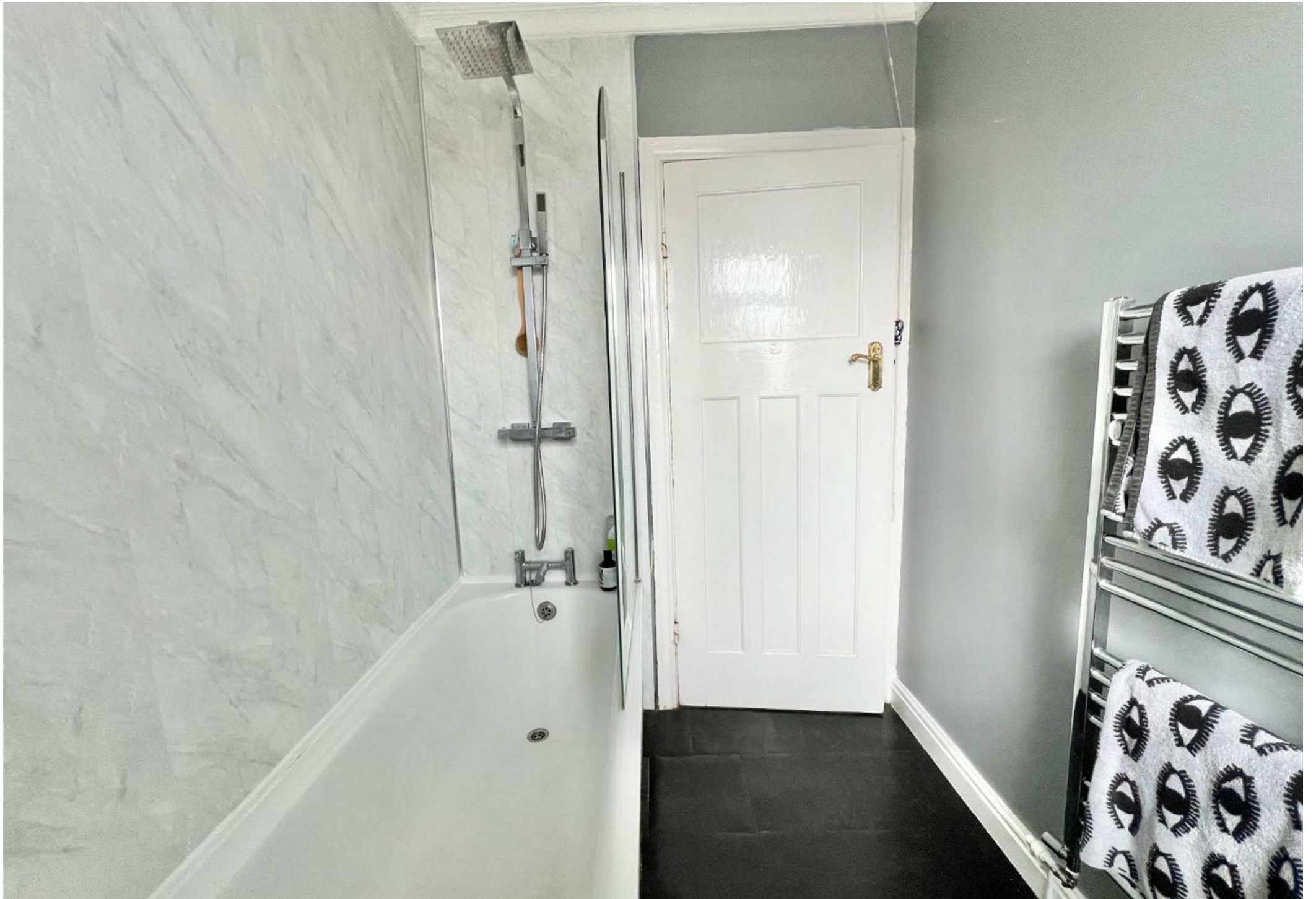
An internal viewing comes highly recommended, please contact Robinsons today to arrange yours.













#### **AGENT NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band B- Approx. £1891 (min)

Energy Rating: TBC

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.

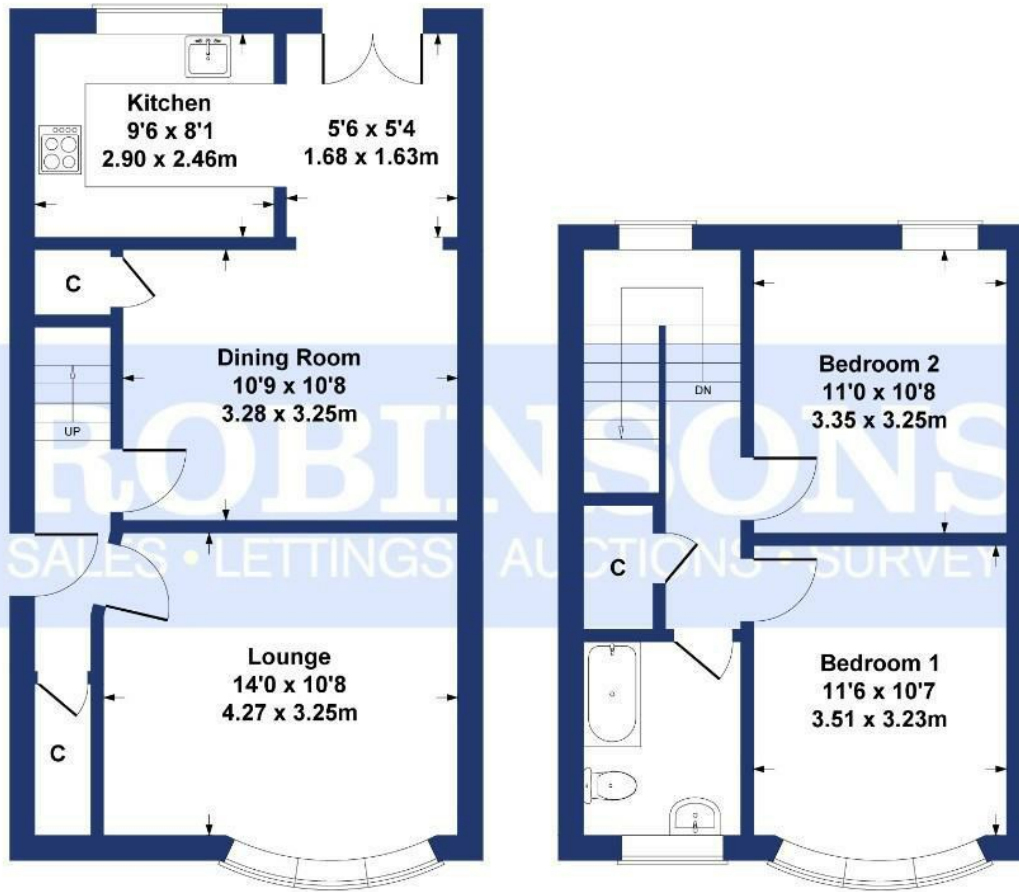






# Etherley Lane

Approximate Gross Internal Area  
937 sq ft - 87 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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