



Hazel Grove, Etherley Lane, DL14 7RF
3 Bed - House - Terraced
£140,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hazel Grove

Etherley Lane, DL14 7RF

* RECENTLY REFURBISHED * NEWLY FITTED KITCHEN AND BATHROOM * TWO RECEPTION ROOMS * OFF ROAD PARKING * QUIET CUL-DE-SAC LOCATION * CLOSE TO NURSERY AND PRIMARY SCHOOLS*

Welcome to Hazel Grove - a three bedroom mid terrace house, which has recently had a programme of refurbishments works carried out by the current owner. The property is beautifully presented throughout and has re-fitted kitchen and bathroom, new gas combination boiler fitted in 2022 and quality decoration and flooring throughout, the house has UPVC double glazed windows.

One of the stand out features of the property is the off road parking at the rear of the house, a rare find of a house in this cul-de-sac.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing. Lounge with bay window to the front aspect with a pleasant outlook, over-looking allotment gardens. Dining room with ample space for dining table. Re-fitted kitchen which is fitted with a quality range of storage units with integrated appliances.

To the first floor there are three bedrooms, the main having a bay window and a pleasant outlook. Re-fitted bathroom with a attractive three piece suite including mains shower over bath and quality Spanish porcelain tiles.

Outside the house has a small garden to the front with flower beds and a peaceful outlook over allotment gardens. At the rear of the house there is off road parking and space for plants pots or a seating area.

Hazel Grove is a delightful cul-de-sac located off Etherley Lane and comprises of just a small number of properties. The location of the house is very convenient, being walking distance of bus links and Bishop Auckland town centre which offers a wide range of shopping amenities and healthcare facilities.

We feel a internal inspection is a must to fully appreciate this house, please call Robinsons to arrange yours.













AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 17Mbps, Superfast 61Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1891 Min)

Energy Rating: C

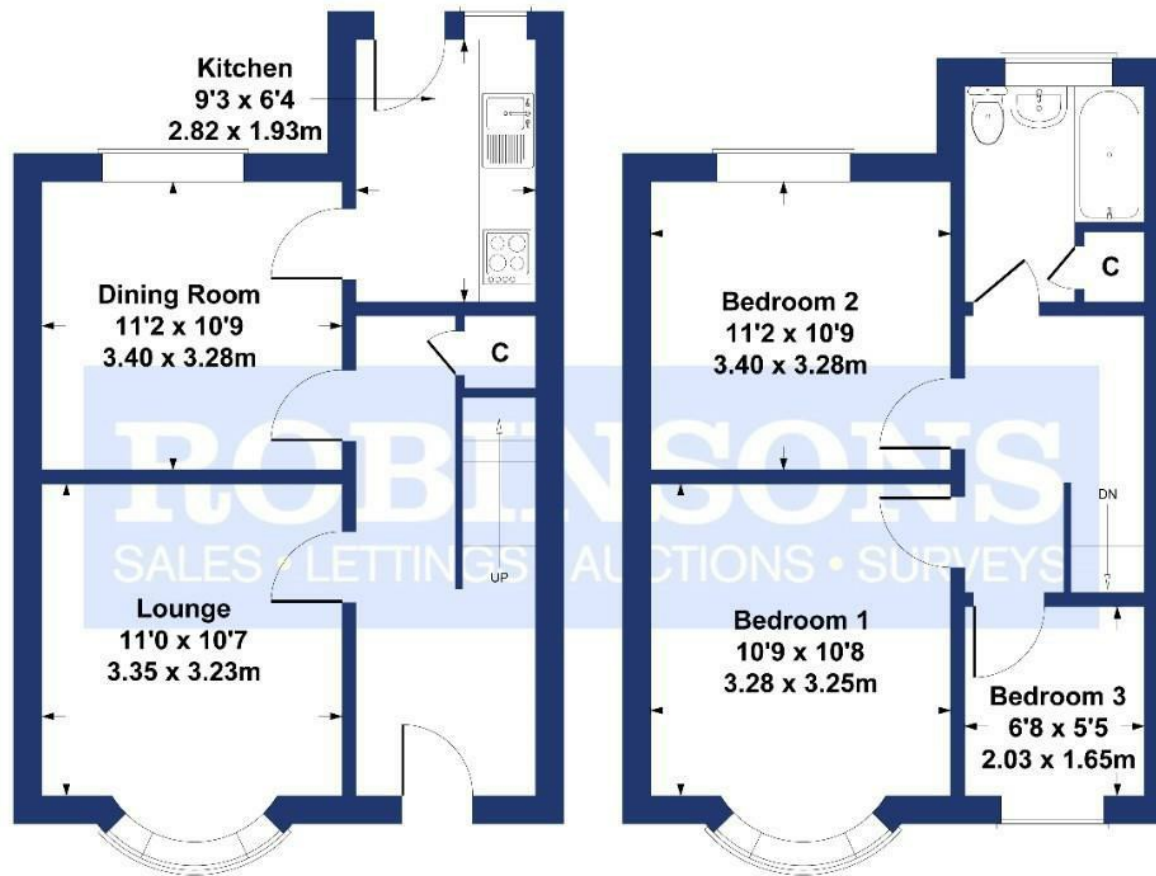
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Hazel Grove Bishop Auckland

Approximate Gross Internal Area
821 sq ft - 76 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			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-38)	E		
(1-14)	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.



120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

