



14 Etherley Moor, Bishop Auckland, DL14 0JU
Guide Price £85,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Two bedroom terraced property, with private back yard. In need of modernisation. Huge potential for a first home, downsizing or an investment property .

- Kitchen with lots of storage and additional utility room
 - Gas central heating
- Upstairs bathroom with electric shower
- Large master bedroom with dressing room/cupboard space
 - Small, private yard to the rear
 - No chain
 - Priced for quick sale



www.vickersandbarrass.co.uk

LOCATION

Etherley Moor is a small village West of Bishop Auckland. The village benefits from local amenities (garage, and local shop) as well as being on a bus route and only 5 minutes drive from Bishop Auckland. Etherley Moor is 12 miles Southwest of Durham and 13 miles North West of Darlington. The village enjoys close proximity to scenic rural outdoor spots such as historic Etherley Dene for walks and recreation.

What3words dreams.jazz.splice

DESCRIPTION

14 Etherley Moor is a two-bedroom, mid terrace property in need of some updating and modernisation.

To the ground floor the entrance hall leads into a spacious living room with a window to the front and gas fire. To the rear of the property is the kitchen with gas hob and integrated electric cooker. There is room for a dining table and plenty of storage in

the pantry/fitted cupboard. The kitchen leads into a utility room which offers lots more space and storage areas and currently houses the central heating boiler. The utility opens out to the rear yard.

Stairs to the first floor are accessed from the front entrance hall and lead to the bathroom which has a sloping ceiling, electric shower, WC and hand basin. The master bedroom is to the front of the property and benefits from two large cupboard/storage rooms. The second bedroom is to the rear of the property with a sloping ceiling and window overlooking the back yard.

Externally there is a small, private yard area currently laid to concrete, with a washing line and small shed.

SERVICES

The property is served by main electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating is C.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – Aug 2026

Photographs taken – Aug 2026

PARTICULAR NOTES

The particulars are set out as a general outline for

the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.





Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

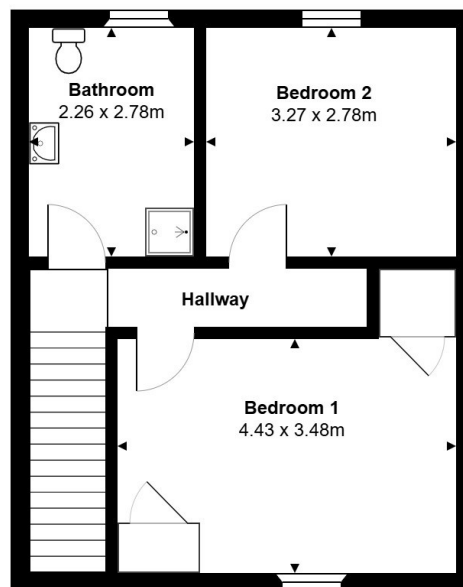
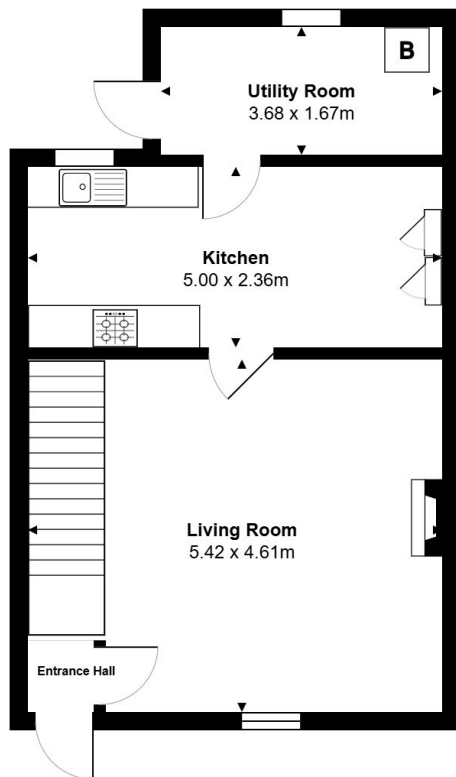
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

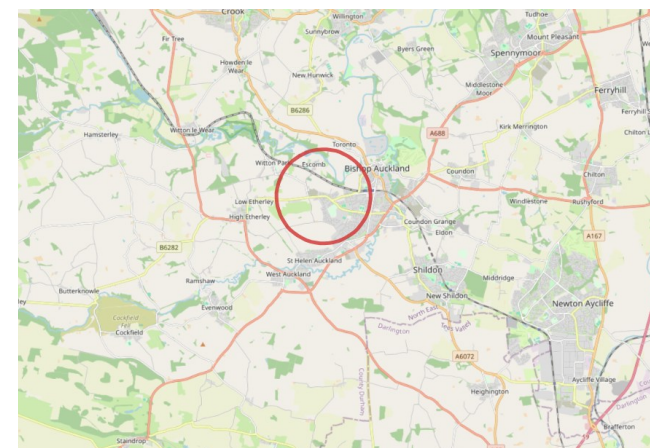
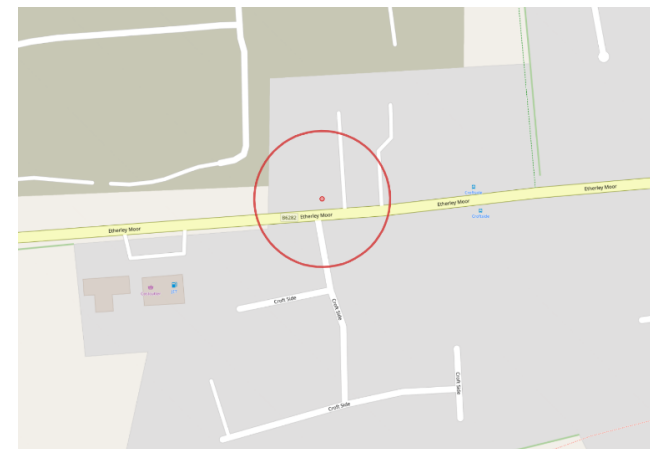
For properties in England and Wales:

the average energy rating is D
the average energy score is 60





NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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OnTheMarket

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