

# HUNTERS<sup>®</sup>

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## Etherley Lane

Bishop Auckland, DL14 7QR

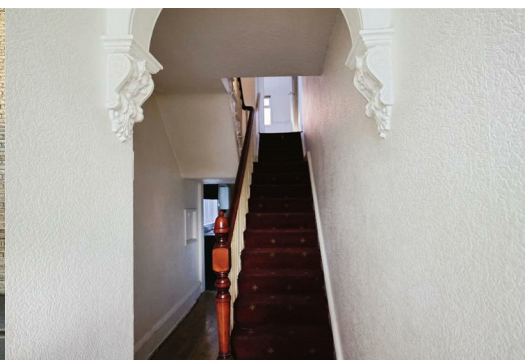
Price £123,500



Three bedroomed end of terrace property located on Etherley Lane, Bishop Auckland. Ideal for investors and first time buyers alike, the property is in need of some renovations needed throughout and benefits from a converted attic room and rear storage shed with up and over door. Ideally situated within a sought after residential area of Bishop Auckland just a short distance from the town centre, perfect for accessing local amenities and close to both primary and secondary schools with great Ofsted reports. The town centre and Tindale's Retail Park provide a range of supermarkets, restaurants and popular high street retail stores. There is an extensive public transport system in the area via both bus and rail.

In brief, the property comprises; an entrance hall leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms, family bathroom, additional WC, while stairs ascend to the attic room. Externally, the property has a small forecourt to the front with on street parking available. To the rear, there is a low maintenance enclosed yard with decked area and storage shed with up and over door.

All services/appliances have not and will not be tested.



Living Room 14'0" x 13'0" (4.29m x 3.97)

Spacious living room located to the front of the property with feature fire surround and large bay window allowing plenty of natural light.

Dining Room 13'11" x 9'10" (4.26m x 3.0m )

Another well sized reception room with plenty of space for a dining table and chairs, modern fire surround and window to the rear.

Kitchen 15'6" x 8'0" (4.74m x 2.44m )

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for free standing appliances and patio door leads into the rear yard.

Master Bedroom 13'11" x 10'7" (4.25m x 3.25m )

Well proportioned master bedroom with ample room for furniture and window to the front elevation.

Bedroom Two 14'0" x 9'9" (4.29m x 2.98m)

Another large double room with window to the front elevation.

Bedroom Three 14'0" x 9'10" (4.28m x 3.0m )

Single room with window to the rear.

Bathroom 8'8" x 7'10" (2.65m x 2.4m )

Family bathroom fitted with a panelled bath, corner shower cubicle, wash hand basin and WC.

WC 6'2" x 4'7" (1.9 x 1.4)

Fitted with a WC and wash hand basin.

Attic Room

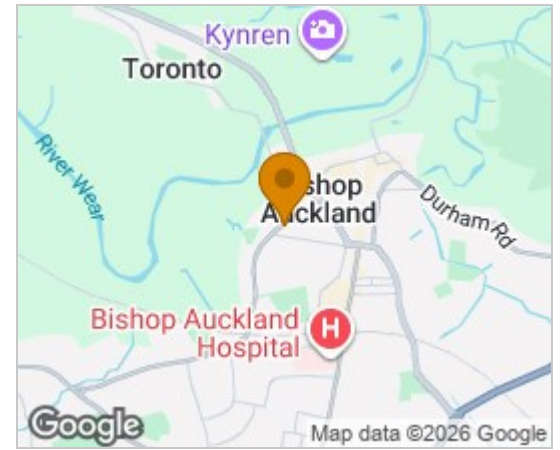
The attic has been converted and provides a great additional space which could be used as a home office, playroom or further storage with large window the front elevation.

External

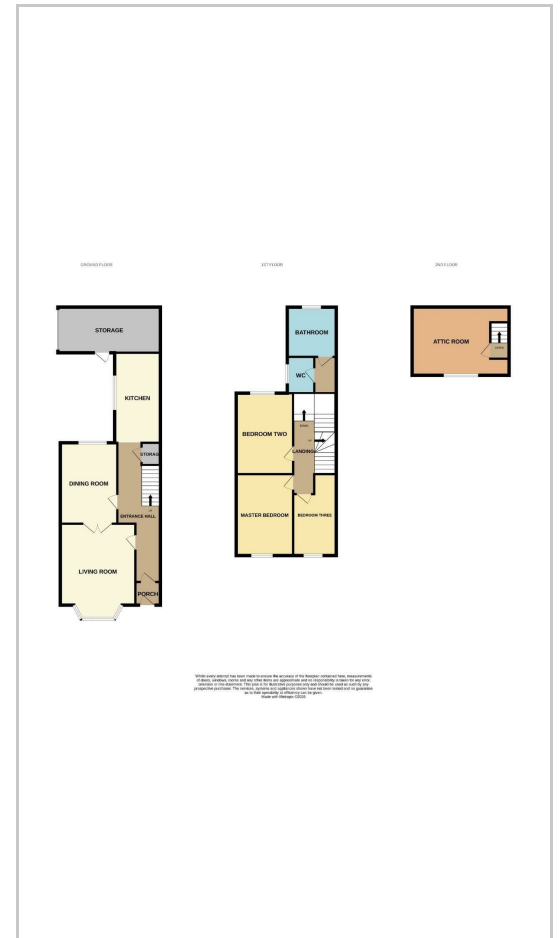
Externally, the property has a small forecourt to the front with on street parking available. To the rear, there is a low maintenance enclosed yard with decked area and storage shed with up and over door.

Storage 17'8" x 7'10" (5.4m x 2.4m )

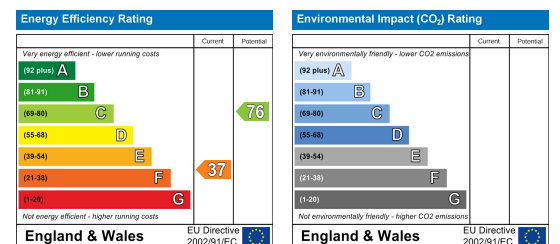
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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