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Butwell Terrace Hamsterley, Bishop Auckland, DL13 3PS

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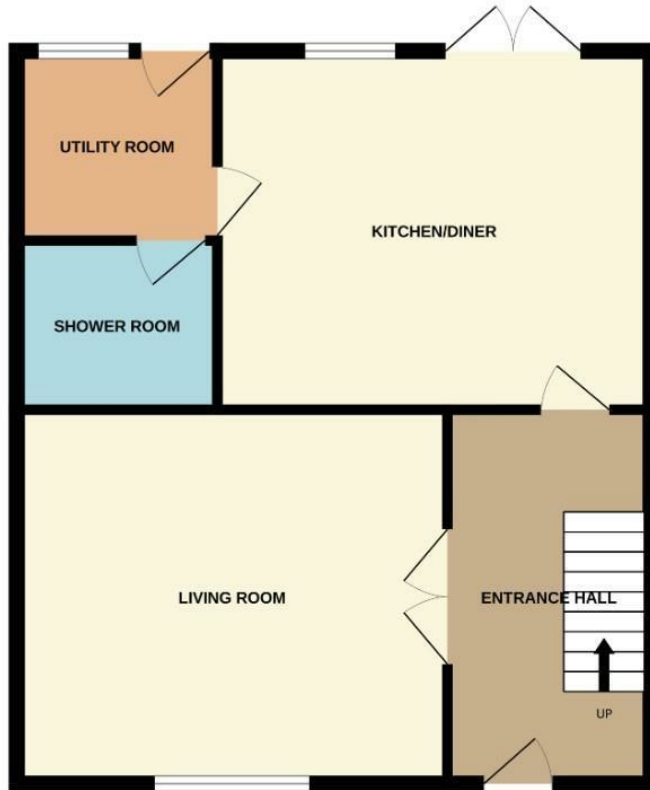
Price £280,000

Three bedroomed cottage , perfectly positioned within the quiet semi rural village Hamsterley. The village is close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland is a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools and also an extensive public transport system which allows for access to not only the neighbouring towns and villages, but also to further afield; such as Darlington, Durham, Barnard Castle, Newcastle and York. This property is approx. 3.4 miles from the ever expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores and restaurants.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room and shower room to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a driveway to the front providing off street parking, whilst to the rear there is a large enclosed garden, mainly laid to lawn, along with a patio area ideal for furniture and summerhouse.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

15'8" x 13'7"

Spacious and bright living room located to the front of the property, with gas fire with feature fire surround, original beamed ceiling and window to the front elevation.

**Kitchen/Diner**

15'10" x 13'5"

The kitchen is fitted with a range of wall, base and drawer units, completing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further freestanding appliances.

**Utility Room**

7'4" x 6'10"

The utility room provides additional storage space, along with further appliances.

**Shower Room**

7'4" x 6'2"

The shower room contains a walk in shower cubicle, WC and wash hand basin,

**Master Bedroom**

12'9" x 9'2"

The master bedroom provides space for a king size bed, built in wardrobes and window to the front elevation.

**Bedroom Two**

14'1" x 10'11"

The second bedroom is another double bedroom with window to the rear elevation.

**Bedroom Three**

11'5" x 9'10"

The third bedroom is a single room with window to the front elevation.

**Bathroom**

10'9" x 7'2"

The bathroom contains a corner panelled bath, WC and wash hand basin.

**External**

Externally the property has a driveway to the front providing off street parking, whilst to the rear there is an enclosed garden, mainly laid to lawn, along with a patio area ideal for furniture, stone shed and summerhouse.

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. 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.





