



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Auckland View High Etherley, Bishop Auckland, DL14 0JQ

# Auckland View High Etherley, Bishop Auckland, DL14 0JQ

## Offers In Excess Of £250,000

Two bedroomed, detached bungalow pleasantly positioned in Auckland View, within the semi-rural village High Etherley on the outskirts of Bishop Auckland. This property benefits from a landscaped garden, separate garden room offering an ideal space for home working, off street parking and modernised rooms throughout. Bishop Auckland town centre is only approx. 2 miles away and provides easy access to a range of amenities such as schools, supermarkets, healthcare services, popular high street retail stores and restaurants. The A68 and A688 are nearby and lead to the A1 (M) both North and South, great for commuters. There is also an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington and Durham.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, two spacious bedrooms and family bathroom. Externally the property has a low maintenance garden to the front along with a large driveway leading to the single garage with electric roller shutter door. To the rear of the property there is a private enclosed garden, well maintained with patio area, Sedum ground cover with shrubs and trees as well established borders and garden room. The garden room is fully insulated ideal for use all year round with power points, lighting, and Wi-Fi controlled radiator.

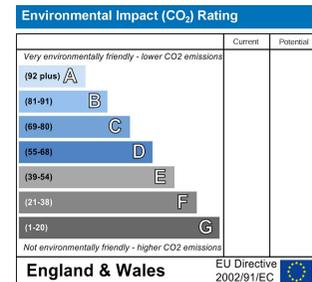
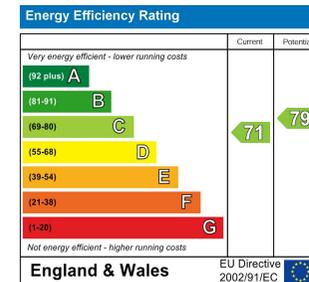
Total area: 64 square meters approx.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

GROUND 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.  
Made with Metropix ©2025



### Living Room

17'4" x 11'5"

Bright and spacious living room, providing ample space for furniture, modern decor and French doors to the rear leading into the garden.

### Kitchen

8'10" x 8'8"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Fitted with integrated appliances including; an oven, hob, overhead extractor, fridge/freezer and dishwasher.

### Master Bedroom

13'8" x 11'5"

The master bedroom is a great size with ample space for a king sized bed, fitted with built in wardrobes and window to the front elevation.

### Bedroom Two

10'9" x 9'0"

The second bedroom is another good size double bedroom with built in wardrobes and window to the rear elevation.

### Shower Room

6'5" x 5'6"

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

### Garden Room

Set to the rear of the garden is the superb garden room

which offers an array of uses for prospective buyers, fully insulated with professionally installed electrics and Wi-Fi controlled heating. Currently utilised as an office, the space provides the perfect place for those working from home, or even just private space away from the main home.

### External

Externally the property has a low maintenance garden to the front along with a large driveway leading to the single garage with roller shutter door. To the rear of the property, there is a large, fully enclosed garden which has been meticulously landscaped by the current owners. The sizable patio space is available for outdoor seating and furniture, with an array of trees, bushes and shrubbery, well established borders and stunning water feature.

### Garage

15'8" x 8'4"

The garage is a highly versatile space currently functioning as a workshop/utility room fitted with power points, water and lighting and also has plumbing for both a washing machine and tumble dryer with convenient access via patio door leading into the rear garden. To the front, there is an electric roller door, along with fitted storage cupboards and skylight allowing lots of natural light.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The Energy Efficiency Rating chart shows a current rating of 71 and a potential rating of 79. The chart is divided into seven bands (A to G) with corresponding score ranges. The current rating of 71 is indicated by a green arrow pointing to the 'C' band, and the potential rating of 79 is indicated by a green arrow pointing to the 'B' band.

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.





