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Etherley Moor Bishop Auckland, DL14 0JU

## 2 Etherley Moor, Bishop Auckland, DL14 0JU

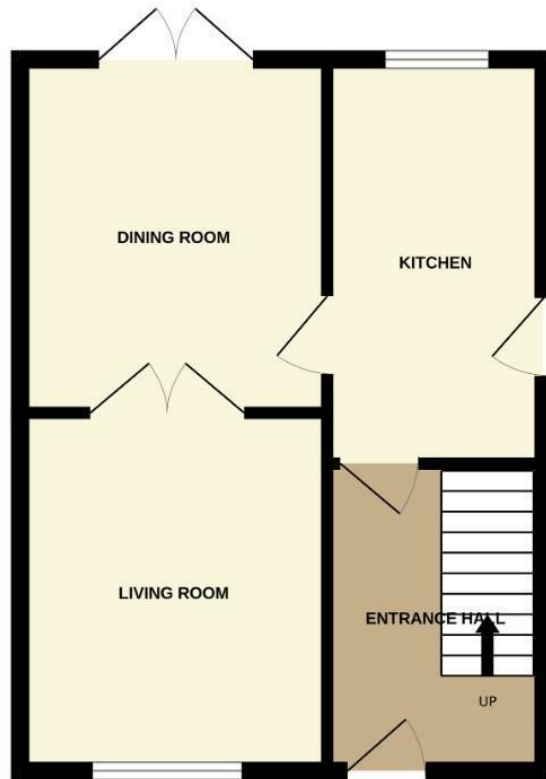
Price £185,000

Immaculately presented, three bedroomed semi detached family home located on Etherley Moor. Benefiting from a large driveway to the side, hardstanding to the rear providing further parking and substantial gardens to the rear. The property is pleasantly positioned within a sought after residential area, this property is located just a short distance from both Bishop Auckland's town centre and Tindale's retail park, allows for access to a large array of amenities, including supermarkets, healthcare services, shops and also an extensive public transport system, providing for access to both the neighbouring villages as well as to further afield places including Darlington , Durham, Newcastle and York. It is also great for commuters with easy access to the A688.

In brief the property comprises; an entrance hall leading through to the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and bathroom. Externally the property has a drive to the side leading to a further area of hardstanding to rear providing ample off street parking for multiple cars. To the rear there is a large lawned garden with paved, decked and gravelled areas ideal for outdoor seating, furniture and children's play equipment.

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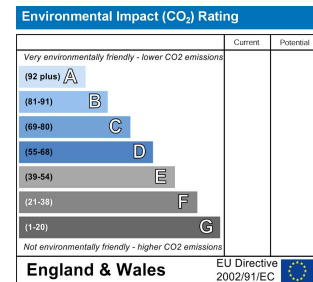
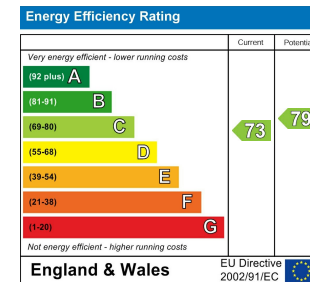
GROUND FLOOR



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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**Living Room**

11'5" x 10'5"

Bright and spacious living room located to the front of the property, with neutral decor, ample space for furniture and window to the front elevation fitted with plantation shutters.

**Dining Room**

11'3" x 9'10"

The second reception room is another good size, with space for a table and chairs, built in media wall and French doors to the rear elevation leading into the garden.

**Kitchen**

12'9" x 6'10"

The kitchen is fitted with modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Fitted with an integrated oven, hob, overhead extractor and fridge/freezer along with space for further free standing appliances.

**Master Bedroom**

11'1" x 10'5"

The master bedroom is a great size providing space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

11'5" x 10'9"

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

**Bedroom Three**

7'6" x 6'10"

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

**Bathroom**


6'6" x 6'6"

Modern family bathroom which is fully tiled, fitted with a WC, wash had basin and double walk in shower cubicle.

**External**

Externally the property has a drive to the side leading to a further area of hardstanding to rear providing ample off street parking for multiple cars. To the rear there is a large lawned garden with paved, decked and gravelled areas ideal for outdoor seating, furniture and children's play equipment.

**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>	<b>73</b>	<b>79</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	

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.

