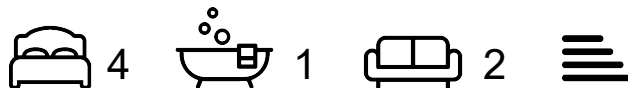




Etherley Lane

Bishop Auckland, DL14 6UQ

Price £220,000



Beautifully presented four bedroomed family home benefiting from large gardens, off street parking and is located a short distance from the town centre. This spacious property is situated on Etherley Lane in Bishop Auckland, just a short distance from local amenities within and near to the town centre such as both primary and secondary schools, supermarkets, local businesses, popular high street stores and pubs/restaurants. There is an extensive public transport system in the area allowing convenient access to nearby towns and villages whilst the A689 is nearby leading to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen, conservatory and utility room. The first floor contains the master bedroom, three further bedrooms and family bathroom with separate shower. Externally, there is a good sized enclosed garden to the rear mainly laid to lawn with decking and patio spaces ideal for outdoor seating and furniture, wildlife pond, and hedged perimeter borders. Also to the rear is the large block-paved driveway and single garage with up-and-over door allowing off street parking for multiple cars.



Living Room 20'8" x 12'9" (6.3 x 3.9)

Bright and spacious living room, providing ample space for furniture, neutral decor, gas fire with feature surround and large window to the front elevation.

Dining Room 14'1" x 13'1" (4.3 x 4.0)

The second reception room is another great size, with space for a table and chairs, further furniture and large window allowing lots of natural light.

Kitchen 19'0" x 9'1" (5.8 x 2.77)

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

Conservatory 13'1" x 9'2" (4.0 x 2.8)

The conservatory is a great addition to the property, with ample space for additional furniture overlooking the garden.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom 13'1" x 10'5" (4.0 x 3.2)

The master bedroom is a generous double bedroom with ample space for further furniture and windows to the front elevation and side elevation

Bedroom Two 13'9" x 11'5" (4.2 x 3.5)

The second bedroom is a further spacious double bedroom with windows to the front and rear elevation.

Bedroom Three 15'1" x 9'10" (4.6 x 3.0)

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

Bedroom Four 10'6" x 10'5" (3.21 x 3.2)

The fourth bedroom is a good size room. Window to the rear elevation.

Bathroom

Modern family bathroom fitted with a panelled bath, WC and wash hand basin set within a vanity unit.

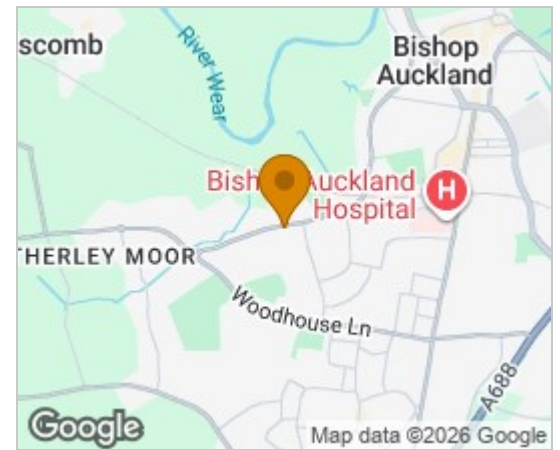
Shower Room

Fitted with a single shower cubicle.

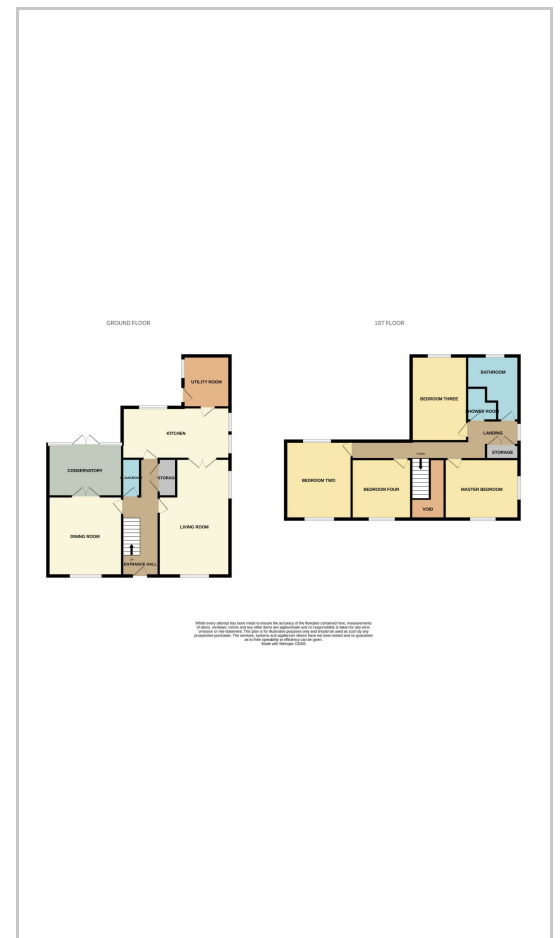
External

Externally, there is a good sized enclosed garden to the rear mainly laid to lawn with decking and patio spaces ideal for outdoor seating and furniture, wildlife pond, and hedged perimeter borders. Also to the rear is the large block-paved driveway and single garage with up-and-over door allowing off street parking for multiple cars.

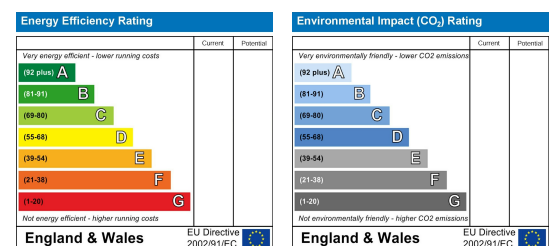
Area Map



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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