



Stirling Close, Etherley Dene, DL14 0RL  
2 Bed - House  
£150,000

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\*\* More Photographs to follow \*\*

Nestled in the desirable Etherley Dene area of Bishop Auckland, this charming two-bedroom semi-detached bungalow on Stirling Close is now available with no onward chain, making it an excellent opportunity for a range of buyers. The property is set on a pleasant plot and boasts a well-thought-out layout that includes an inviting entrance hall leading to a spacious lounge, perfect for relaxation and entertaining.

The kitchen is equipped with both wall and base units, complemented by a stylish worktop, providing ample space for culinary endeavours. The family bathroom features a three-piece suite, ensuring convenience for daily routines. At the rear of the property, you will find two comfortable bedrooms, along with a delightful conservatory that invites natural light and offers a tranquil space to enjoy the garden views.

The low-maintenance garden wraps around the side of the bungalow, providing a lovely outdoor area for leisure. Additionally, a rear driveway grants access to a detached single garage, offering secure parking and extra storage. The front of the property features a manageable lawn area, enhancing the overall curb appeal.

Conveniently located, this home is just a short drive from Tindale Retail Park and the town centre, where a variety of amenities can be found. Furthermore, a nearby bus route ensures easy travel options for those commuting or exploring the local area. This property presents a wonderful opportunity for anyone seeking a comfortable and accessible home in a sought-after location.

## GROUND FLOOR

### Entrance Hall

### Lounge

15'7" x 10'3" (4.77 x 3.14)

### Kitchen

9'10" x 4'11" (3.02 x 1.52)

### Bedroom 1

13'4" x 8'7" (4.08 x 2.64)

### Bedroom 2

9'4" x 6'10" (2.87 x 2.10)

### Conservatory

13'8" x 7'8" (4.18 x 2.36)

## EXTERNAL

## AGENTS NOTES

Council Tax: Durham County Council, Band B - Approx. £1985

p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – n/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
101-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		

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	101-91kWh A		
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-20kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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