Rush Park, Etherley Dene, DL14 6NR
3 Bed - House - Detached
£215,000

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Rush Park
Etherley Dene, DL14 6NR

Nestled in the charming cul-de-sac of Rush Park, Bishop Auckland, this meticulously maintained three-bedroom detached house presents an exceptional opportunity for discerning buyers. The property is ideally situated, offering easy access to a wealth of local amenities, reputable schools, and leisure facilities, making it perfect for families and professionals alike. With excellent road and transport links, commuting to nearby towns and cities is a breeze.

Upon entering, you are greeted by a welcoming entrance porch and hall that leads to a spacious lounge, perfect for relaxation. The pleasant dining kitchen is complemented by a uPVC double glazed conservatory, which opens out to an extensive rear garden, creating a seamless indoor-outdoor living experience.

To the first floor there are two generously sized double bedrooms, both filled with natural light and ample space for furnishings. A well-proportioned third bedroom offers versatility, ideal for use as a home office, or child's bedroom. The shower room is elegantly designed, featuring a modern three-piece suite combining style with functionality.

Externally, the property boasts a well-maintained driveway providing off-street parking for multiple vehicles, leading to a detached garage. The front garden is gavelled for low maintenance, whilst the rear garden is a tranquil oasis, enclosed for privacy and predominantly laid to lawn, making it perfect for children to play or for hosting summer gatherings.

With high-quality double glazing and efficient gas central heating throughout, this home ensures comfort year-round while keeping energy costs manageable. An internal inspection is highly recommended to fully appreciate the generous size, thoughtful flow, attractive aspect, and immaculate presentation of this lovely home.

GROUND FLOOR

Entrance Porch

Lounge
16'9" x 13'1" 9'2" (5.11m x 4.01m 2.8)

Kitchen/Dining Room
16'8 x 9' (5.08m x 2.74m)

Conservatory
11'6 x 10'4 (3.51m x 3.15m)

FIRST FLOOR

Landing

Bedroom 1
12'0 x 9'10 (3.66m x 3.00m)

Bedroom 2
10'5 x 9'9 (3.18m x 2.97m)

Bedroom 3
9'2 x 6'8 (2.79m x 2.03m)

Shower Room

EXTERNAL

AGENTS NOTES
Council Tax: Durham County Council, Band C - Approx. £2268 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

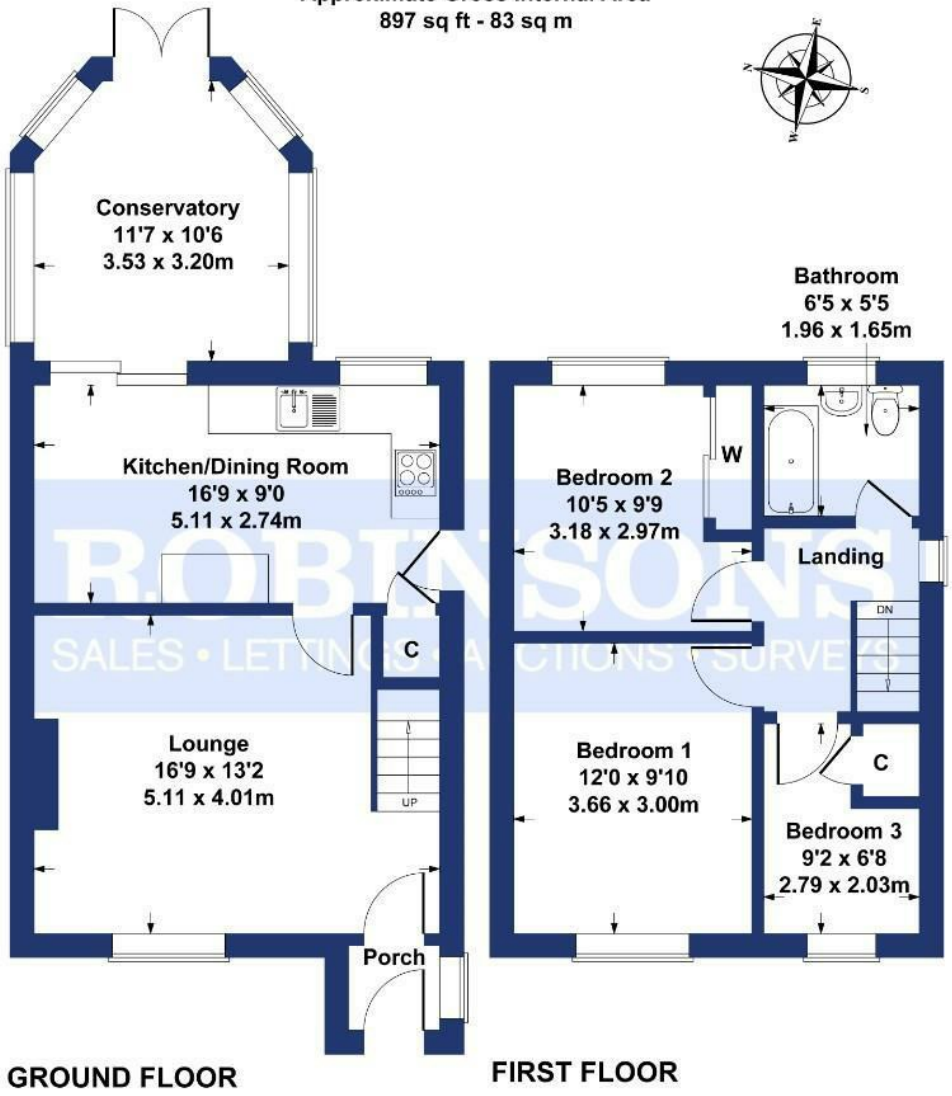
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – N/A
Rights & Easements – Unknown
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 – Unknown
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
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 0ut these checks.

Rush Park

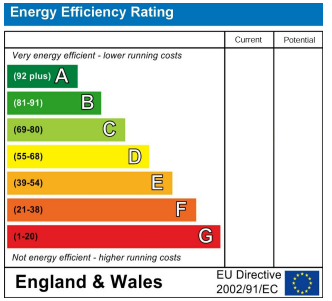
Approximate Gross Internal Area
897 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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