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South Road High Etherley, Bishop Auckland, DL14 0HZ

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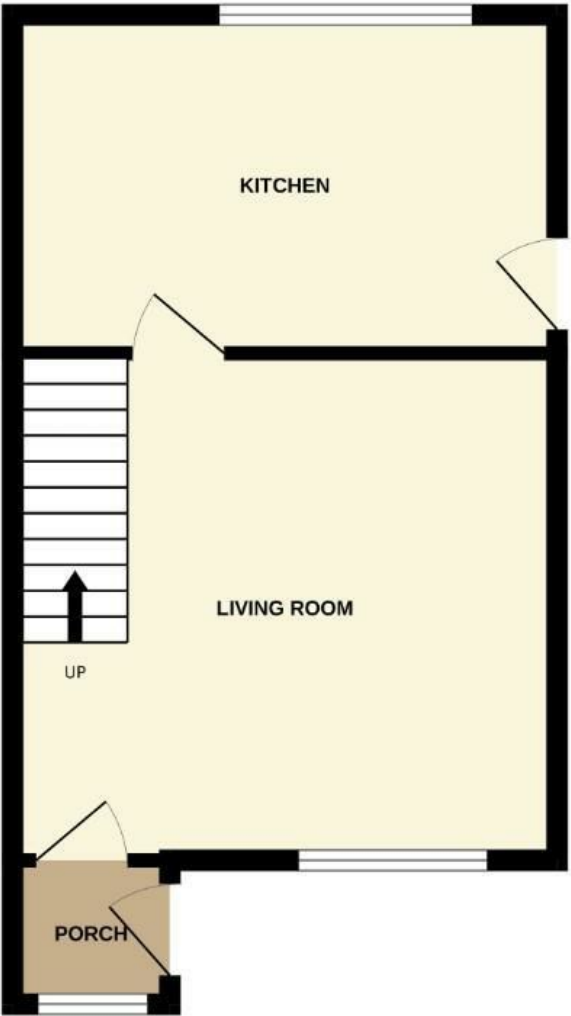
Offers Over £75,000

Charming two bedroomed, semi-detached cottage located on South Road, High Etherley which benefits from a low-maintenance rear garden laid with artificial turf. With some renovations required, the property is offered to the market with no onward chain, making it an ideal purchase for both first time buyers and investors alike. Situated in a highly desirable semi-rural area, providing fantastic access to the surrounding countryside with plenty of local walks. The property is also within walking distance to a well renowned primary school. Only approx. 2.9miles from Tindale Crescent's Retail Park and approx. 4 miles from Bishop Auckland's town centre, both provide access to supermarkets, high street shops, retail stores as well as primary and secondary schools. The A68 is great for commuting whist the nearby town has an extensive public transport system.

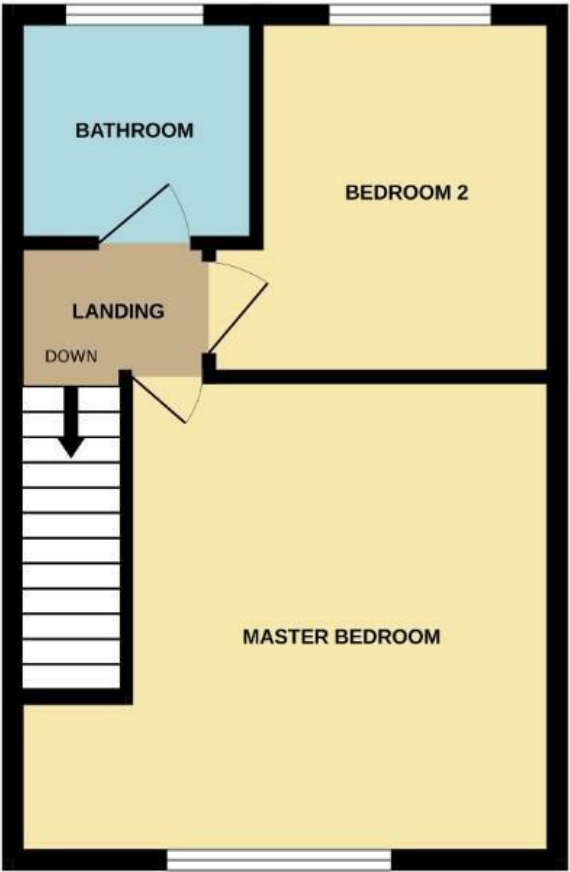
In brief, the property comprises, an entrance porch leading into the living room and kitchen to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, the property has a small paved yard and on street parking is available. To the rear, there is an enclosed garden mainly laid with artificial lawn and stone storage shed.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Living Room

14'9" x 13'9"

Bright and spacious living space located to the front of the property with plenty of space for furniture, dual alcoves, neutral decor and large window allowing ample natural light. Stairs ascend to the first floor.

Kitchen

14'10" x 9'2"

Modern kitchen fitted with a range of wood effect wall, base and drawer units, contrasting work surfaces, splashbacks, sink/drainer and integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances and furniture along with plumbing for a washing machine and window overlooking the rear garden.

Master Bedroom

14'9" x 11'11"

Generous master bedroom with plenty of space for a king-sized bed and further furniture, benefiting from neutral decor and window to the front elevation.

Bedroom Two

10'9" x 9'1"

A second, well-sized bedroom with space for a double bed, further furniture, neutral decor and window to the rear elevation.

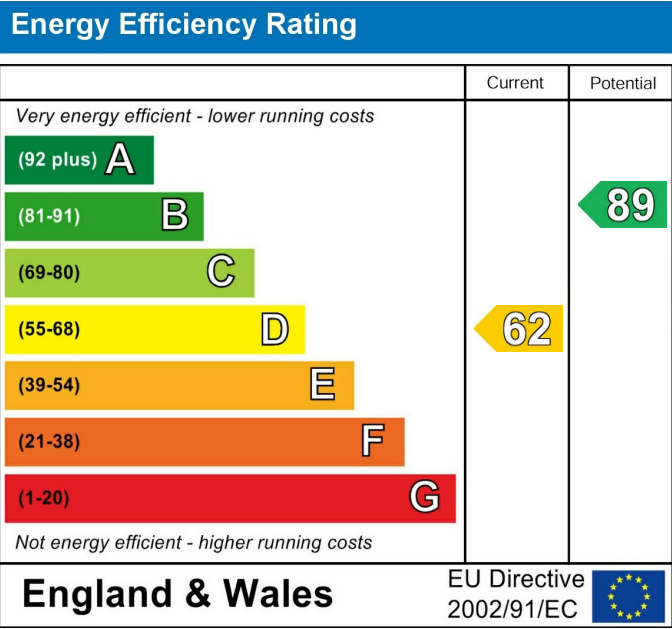
Bathroom

6'4" x 6'2"

The bathroom is fitted with a tiled bath, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property has a small paved yard and on street parking is available. To the rear, there is an enclosed garden mainly laid with artificial lawn and stone storage shed.



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.



