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Lane Head Copley, Bishop Auckland, DL13 5ND

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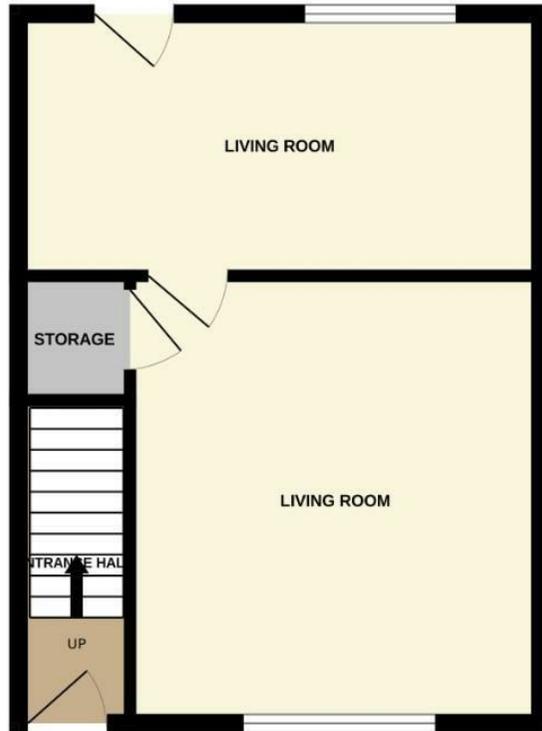
Price £150,000

Beautifully presented, three bedroomed end of terrace family home benefiting from a large driveway as well as detached garage located on Lane Head in Copley a small rural village. The nearby village of Cockfield has local amenities available such as; a doctors surgery, pub and primary school, while the neighbouring towns of Bishop Auckland and Barnard Castle provide access to further amenities such as supermarkets, cafés, restaurants, healthcare services and both primary and secondary schools. The nearby A688 and the A68 lead to the A1(M) both North and South, ideal for commuters, whilst there is also an extensive public transport system through the villages allowing for access to the neighbouring towns.

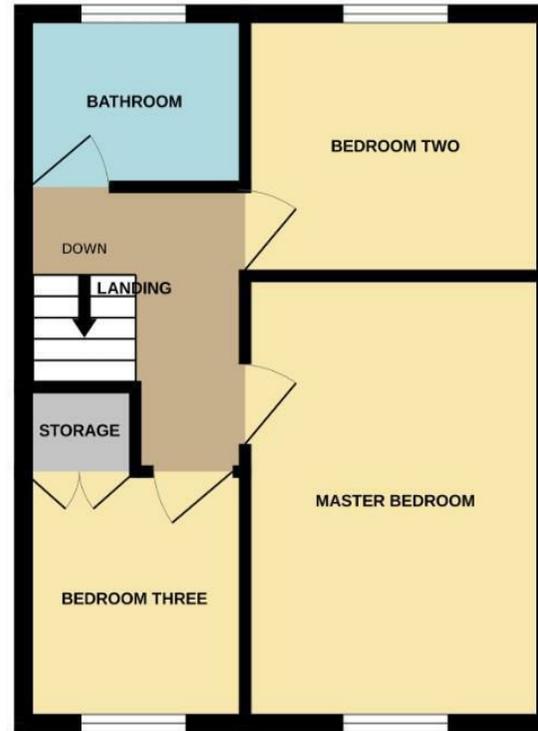
In brief the property comprises; an entrance hall leading into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a large yard to the rear along with a drive to the side leading up to the detached garage which has power points and lighting.

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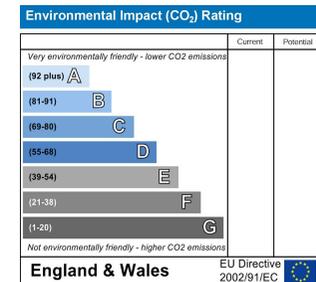
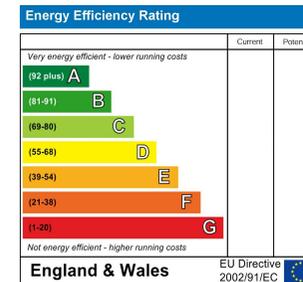
GROUND FLOOR



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

13'11" x 12'11"

Bright and spacious living room located to the front of the property, benefiting from ample space for furniture, inset multi fuel stove and large window to the front elevation providing lots of natural light.

Kitchen

17'0" x 8'2"

The kitchen is fitted with a range of modern range of wall, base and drawer units, complementing solid wood work surfaces, tiled splash backs and sink/drain unit. It is fitted with integrated appliances including a double oven, hob, overhead extractor, dishwasher, fridge/freezer and washing machine. Window to the rear elevation.

Master Bedroom

13'11" x 9'6"

The master bedroom is a generous double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

9'10" x 8'3"

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

Bedroom Three

7'7" x 6'4"

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

Bathroom

6'6" x 5'3"

The family bathroom is fitted with a roll top bath, wash hand basin and WC. Opaque window to the rear elevation.

External

Externally the property has a large yard to the rear along with a drive to the side leading up to the detached garage which has power points and lighting.

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

