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Penny Cottage Satley, Bishop Auckland, DL13 4HU

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## Offers Over £230,000

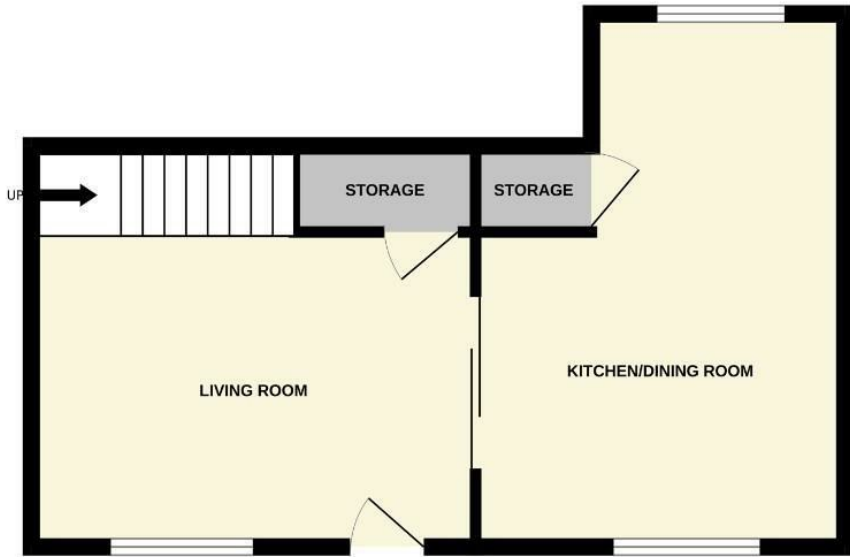
Immaculately presented two bedroomed end of terrace cottage situated within the sought after and rural village of Satley. The property is move-in ready boasting a full renovation throughout, benefiting from a single driveway and walled garden to the front. The village of Satley is a small farming village located approximately 2 miles off the A68 making it an excellent location for commuters. The larger town of Lanchester is approx 4 miles away, offering a comprehensive range of day to day amenities including shops, restaurants, pubs and excellent primary and secondary schools. Public transport links allow convenient access to additional nearby towns and cities including Durham City which have a further array of amenities and the train station.

In brief, the property comprises; the living room and open-plan kitchen/dining room to the ground floor. The first floor consists of the master bedroom with ensuite, second double bedroom and family bathroom. Externally, there is a walled garden to the front with an array of mature, well established plants and flowers with a single gravelled driveway offering off street parking.

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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	86
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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Living Room

15'1" x 9'10"

Bright and spacious living room located to the front of the property offering plenty of space for furniture, benefiting from stone fire surround with multi-fuel stove, neutral decor, storage cupboard and large window allowing lots of natural light.

### Kitchen/Dining Room

18'0" x 12'5"

The modern kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, upstands and inset sink with two integrated electric ovens, hob, dishwasher and washing machine. Storage cupboard/pantry has space for additional appliances and at present houses the free standing fridge/freezer and further space remains available a dining table, chairs and additional furniture.

### Master Bedroom

11'5" x 9'10"

Generously sized master bedroom allowing space for a king-sized bed and further furniture with neutral decor, storage cupboard and access leading into the ensuite

### Ensuite

Master bedroom ensuite fitted with a walk in shower with dual shower heads, WC and wash hand basin.

### Bedroom Two

14'9" x 10'5"

Another large double bedroom with ample space for furniture, modern decor and window to the front elevation.

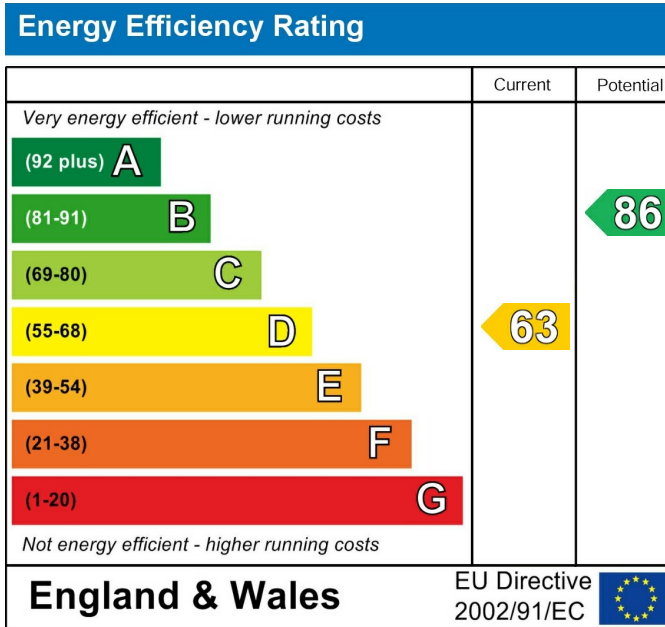
### Bathroom

7'6" x 7'1"

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

### External

Externally, there is a walled garden to the front with an array of mature, well established plants and flowers with a single gravelled driveway offering off street parking.



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.







