

HUNTERS[®]

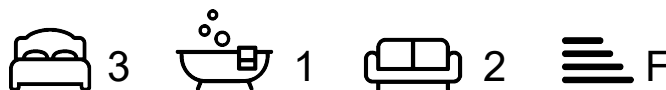
HERE TO GET *you* THERE



Etherley Lane

Bishop Auckland, DL14 7QR

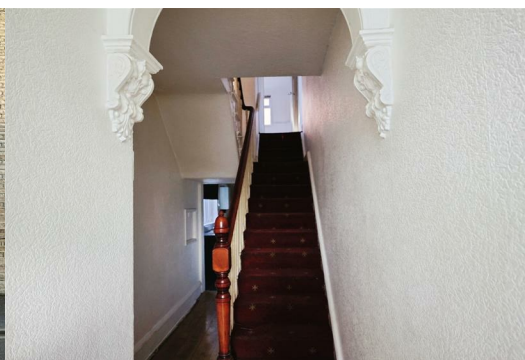
Price £112,500



Hunters Estate Agents are now in receipt of an offer for the sum of £97,000 for 12 Etherley Lane.

Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 147-149 Newgate Street, 01388311582 before exchange of contracts.

Three bedroomed end of terrace property located on Etherley Lane, Bishop Auckland. Ideal for investors and first time buyers alike, the property is in need of some renovations needed throughout and benefits from a converted attic room and rear storage shed with up and over door. Ideally situated within a sought after residential area of Bishop Auckland just a short distance from the town centre, perfect for accessing local amenities and close to both primary and secondary schools with great Ofsted reports. The town centre and Tindale's Retail Park provide a range of supermarkets, restaurants and popular high street retail stores. There is an extensive public transport system in the area via both bus and rail.



Living Room 14'0" x 13'0" (4.29m x 3.97)
Spacious living room located to the front of the property with feature fire surround and large bay window allowing plenty of natural light.

Dining Room 13'11" x 9'10" (4.26m x 3.0m)
Another well sized reception room with plenty of space for a dining table and chairs, modern fire surround and window to the rear.

Kitchen 15'6" x 8'0" (4.74m x 2.44m)
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for free standing appliances and patio door leads into the rear yard.

Master Bedroom 13'11" x 10'7" (4.25m x 3.25m)
Well proportioned master bedroom with ample room for furniture and window to the front elevation.

Bedroom Two 14'0" x 9'9" (4.29m x 2.98m)
Another large double room with window to the front elevation.

Bedroom Three 14'0" x 9'10" (4.28m x 3.0m)
Single room with window to the rear.

Bathroom 8'8" x 7'10" (2.65m x 2.4m)
Family bathroom fitted with a panelled bath, corner shower cubicle, wash hand basin and WC.

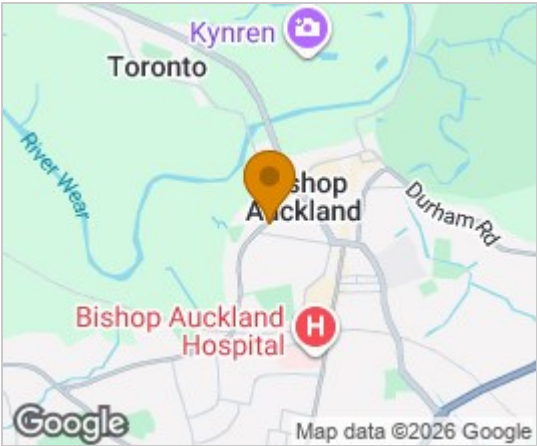
WC 6'2" x 4'7" (1.9 x 1.4)
Fitted with a WC and wash hand basin.

Attic Room
The attic has been converted and provides a great additional space which could be used as a home office, playroom or further storage with large window the front elevation.

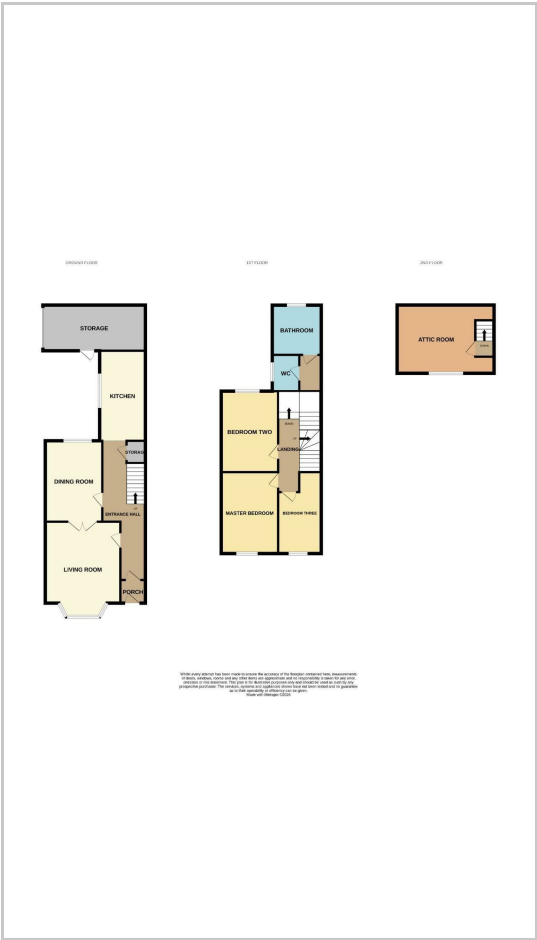
External
Externally, the property has a small forecourt to the front with on street parking available. To the rear, there is a low maintenance enclosed yard with decked area and storage shed with up and over door.

Storage 17'8" x 7'10" (5.4m x 2.4m)

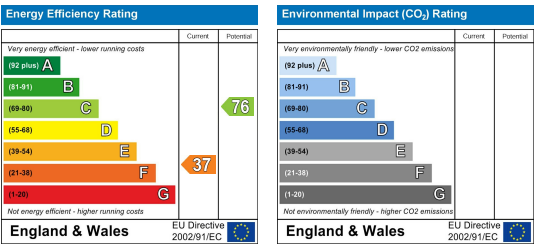
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.