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34 Rochester Close, Etherley Dene, Bishop Auckland, DL14
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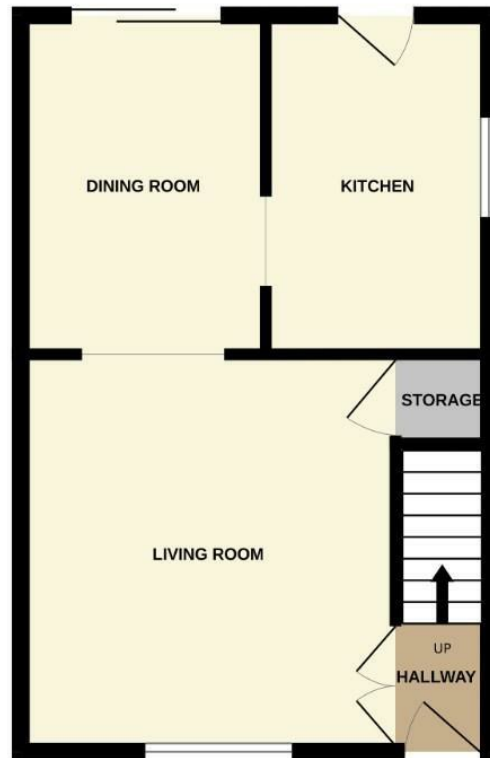
Price £130,000

Spacious three bedroomed semi-detached family home located in Rochester Close, Etherley Dene, a popular residential area on the outskirts of Bishop Auckland. Situated just a short distance from local amenities such as supermarkets, schools, popular high street stores and retail shops as well as restaurants and cafes. There is a regular bus service through the area and the town centre provides extensive bus and rail links. The A688 is nearby and leads to the A1(M) both North and South, ideal for commuters.

In brief, the property comprises; an entrance porch leading into the living room, dining room and kitchen to the ground floor. The first floor consists of the master bedroom, two further bedrooms and family bathroom. Externally, there is a dual length driveway and lawned garden with perimeter borders to the front of the property. To the rear, there is a further enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, greenhouse and perimeter hedged borders.

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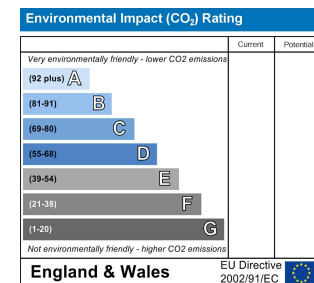
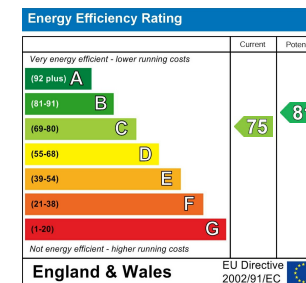
GROUND FLOOR



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

13'1" x 12'4"

Located to the front of the property is the bright and spacious living room offering plenty of space for furniture and benefiting from neutral decor, gas fire with feature surround, storage cupboard and large window allowing lots of natural light.

Dining Room

11'1" x 8'1"

Open-plan from the living room, the dining area has space for a table, chairs and further furniture and sliding doors lead into the rear garden.

Kitchen

10'11" x 7'4"

The kitchen is fitted with a range of wall, base and drawer units complementing work surfaces, tiled splashbacks and sink/drain unit. Space is available for free standing appliances and patio door leads into the rear garden.

Master Bedroom

15'3" x 8'10"

Generously sized master bedroom with ample space for furniture, fitted wardrobes and window to the front elevation.

Bedroom Two

9'10" x 9'2"

Another large bedroom with fitted wardrobes, neutral decor and window to the rear elevation.

Bedroom Three

9'6" x 6'6"

Single bedroom with storage cupboard and window to the front elevation.

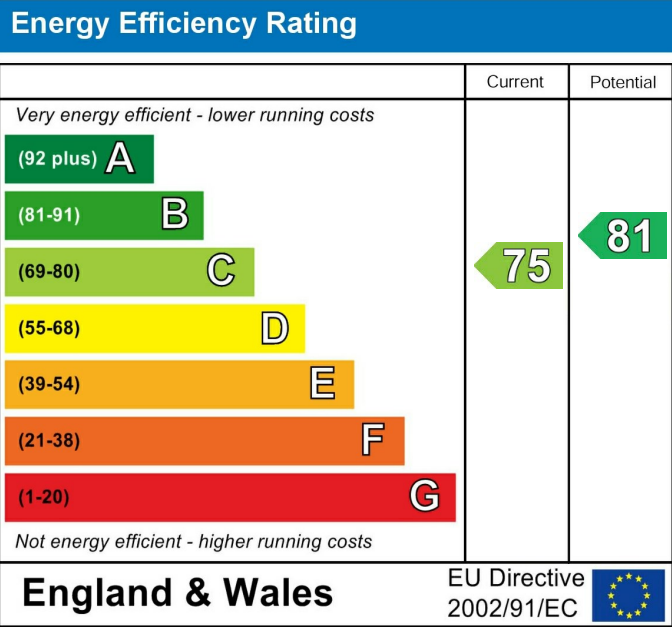
Bathroom

5'10" x 5'10"

Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External

Externally, there is a dual length driveway and lawned garden with perimeter borders to the front of the property. To the rear, there is a further enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, greenhouse and perimeter hedged borders.



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.





