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Pinfold Lane Butterknowle, Bishop Auckland, DL13 5NX

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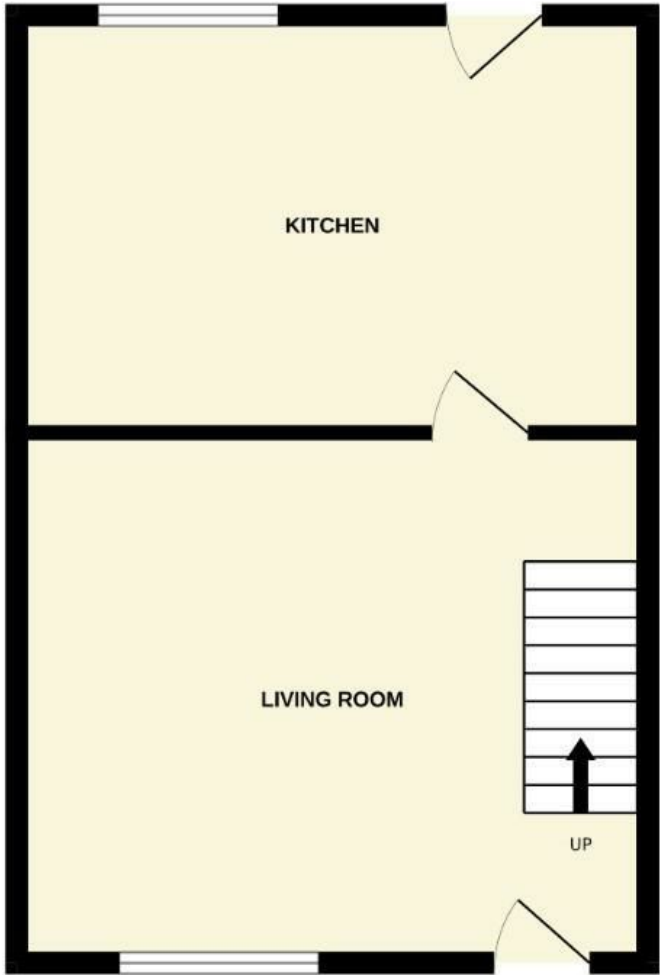
Offers In Excess Of £80,000

Deceptively spacious two bedroomed mid-terrace property situated on Pinfold Lane in Butterknowle. Set within a small rural village located approx. 7 miles from Barnard Castle and 10miles from Bishop Auckland Town, which provide access to a range of amenities including schools, supermarkets, high street stores, retail shops and both restaurants and cafes. The nearby villages provide access to local shops, convenience stores and primary schools. The A688 is close by, ideal for commuters.

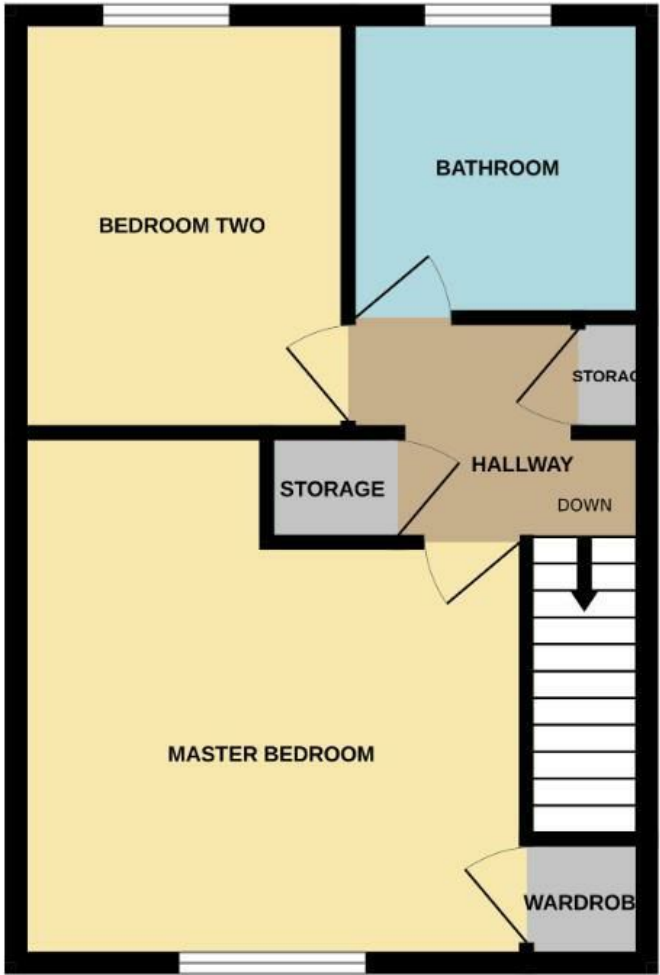
In brief, the property comprises; the living room and kitchen to the ground floor while the first floor consists of the two double bedrooms and family bathroom. Externally, there is a walled forecourt to the front where on street parking is also available.

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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		79
(39-54) E	57	
(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

15'5" x 13'9"

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

Kitchen

16'4" x 10'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing wood effect work surfaces, tiled splashbacks and sink/drain unit. Space is available for free standing appliances including a cooker, washing machine and fridge/freezer while plenty of space remains available for a dining table and chairs.

Master Bedroom

13'9" x 12'4"

The master bedroom is generously sized with space for a king-sized bed and further furniture, neutral decor, fitted wardrobes and large window to the front elevation.

Bedroom Two

10'10" x 8'7"

The second bedroom is another large double bedroom with plenty of space for furniture and window to the rear elevation.

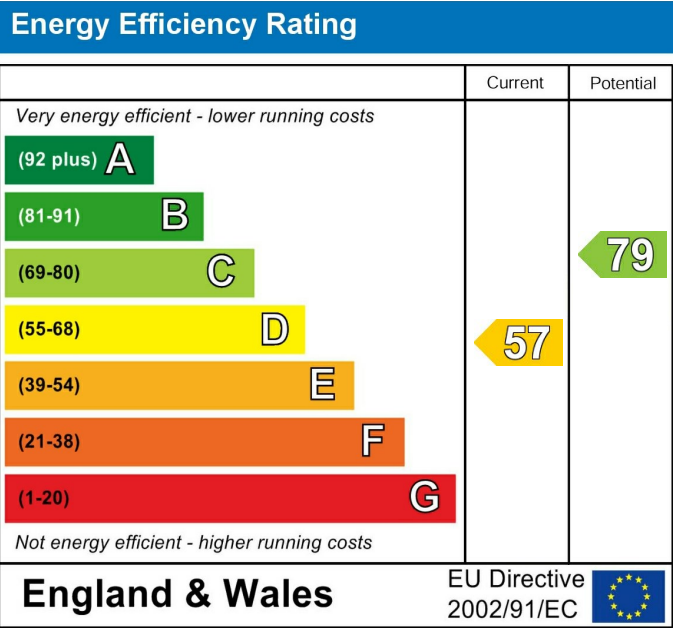
Bathroom

7'10" x 7'4"

The family bathroom is fitted with a panelled bath, single shower, WC and wash hand basin.

External

Externally, there is a walled forecourt to the front where on street parking is also available.



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.



