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Copley, Bishop Auckland, DL13 5LS

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### Offers In Excess Of £150,000

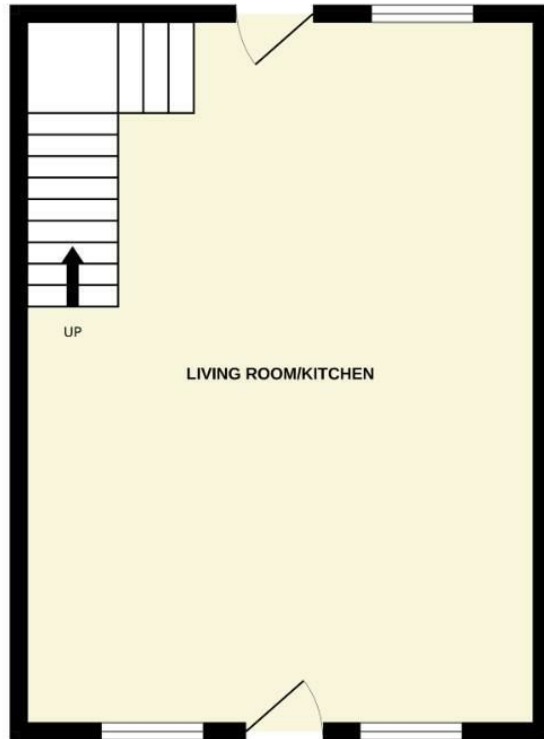
Two bedroomed, stone built cottage offered for sale with no onward chain. The property is located in Copley, a small rural village within Bishop Auckland. Located approx. 7 miles from Barnard Castle and 10 miles from Bishop Auckland Town provides access to a range of amenities including schools, supermarkets, 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 of an open plan living room and kitchen to the ground floor. Stairs lead up to the first floor containing the master bedroom, second bedroom and family bathroom. Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with countryside views to the rear.

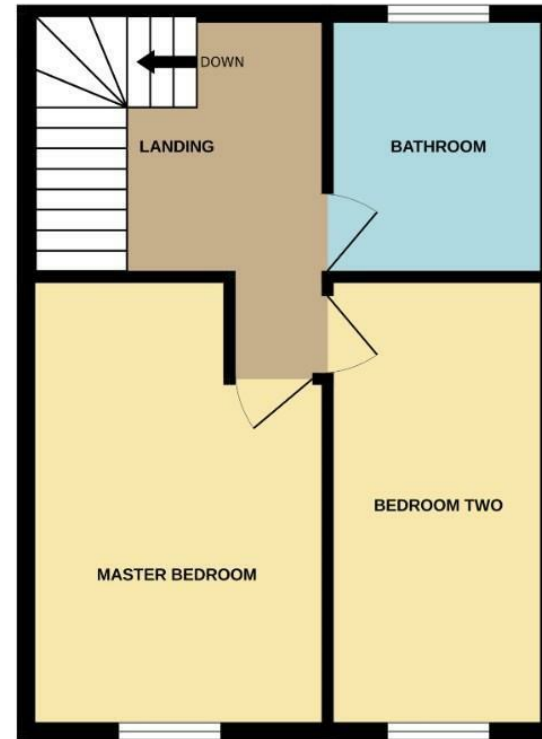
\*Subject to negotiation the property can be sold furnished.

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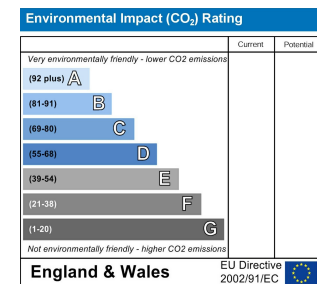
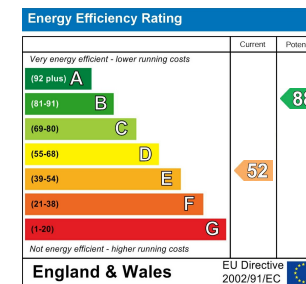
GROUND FLOOR



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/Kitchen

23'3" x 16'11"

Spacious open plan living area, benefiting from neutral decor, solid wood flooring and original beamed ceiling. To the front there is ample space for living room furniture and two windows to the front elevation. Whilst to the rear the kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, sink/drainers and flag stone flooring. It benefits from a new integrated oven and hob along with an overhead extractor, dishwasher and fridge, with space for further free standing appliances.

## Master Bedroom

14'9" x 9'4"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

## Bedroom Two

14'9" x 7'2"

The second bedroom is another good size bedroom, with neutral decor and window to the front elevation.

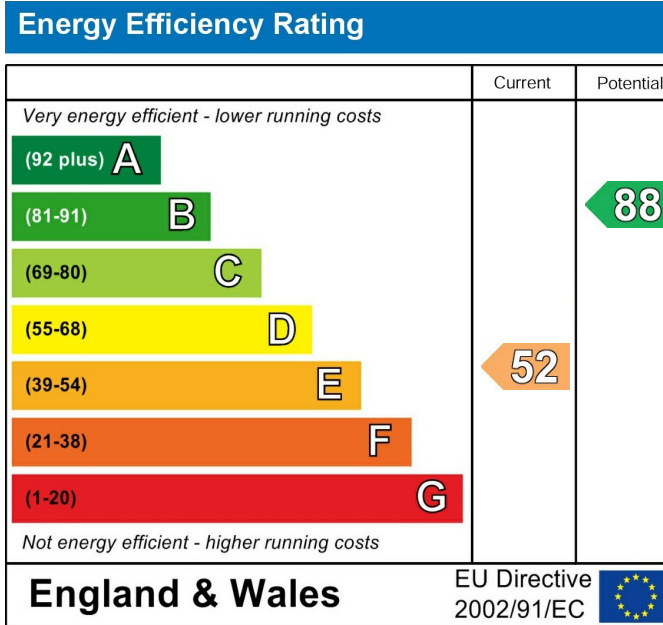
## Bathroom

8'3" x 7'4"

The bathroom is fitted with a panelled bath with overhead shower and perimeter tiling, WC and wash hand basin. Window to the rear elevation.

## External

Externally the property has on street parking available to the front, whilst to the rear there is an enclosed yard with countryside views to the rear.



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.





