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2 Whitby Close, Bishop Auckland, DL14 0RU

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Price £160,000

Two bed roomed semi-detached bungalow offered to the market for sale on Whitby Close. This immaculately presented bungalow, benefits from a number of improvements by the current owners, with a new kitchen, new front and back doors, new oak interior doors and newly decorated throughout. Etherley Dene is a quiet and popular residential area only approx. 1 mile from Tindale Retail Park and 2.5 mile from Bishop Auckland town centre. Local amenities are available close by including supermarkets, retail stores, restaurants, schools, cafes and high street stores. There is an extensive public transport system in the town via both rail and bus, allowing for frequent access to neighbouring towns and villages. The A68 & A688 are also nearby leading to the A1(M) both North and South.

In brief, the property comprises; an entrance hall leading to the living room, kitchen, master bedroom, second bedroom, conservatory and family bathroom. The attic is accessed by a pull down ladder and is boarded providing great additional storage space. Externally, the property has a block paved driveway to the side of the property. To the rear, there is a well maintained garden mainly laid to lawn with gravelled perimeter borders and patio areas ideal for outdoor seating.

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GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	89			(92 plus) A	
(81-91) B	69			(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	

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 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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## Entrance Hall

Bright and welcoming entrance hall leading through to the principle rooms, with bespoke cupboards providing additional storage.

## Living Room

15'5" x 12'1"

Bright and spacious living room located to the front of the property with neutral decor, space for an electric fire with feature surround and window providing plenty of natural light.

## Kitchen

11'9" x 5'10"

Modern kitchen fitted with a range of new bespoke wall, base and drawer units, complementing work surfaces and sink/drainer unit. It benefits from a range of integrated appliances including; an electric oven/hob with overhead extractor hood and fridge/freezer. Space is available for further free standing appliances and table and chairs.

## Master Bedroom

13'11" x 8'2"

Spacious double bedroom with ample space for furniture, neutral decor and window overlooking the garden.

## Bedroom Two

9'2" x 7'2"

Second bedroom providing space for a single bed and French doors leading into the conservatory.

## Conservatory

9'10" x 11'1"

Bright conservatory currently utilised as an additional living space with patio door leading into the garden.

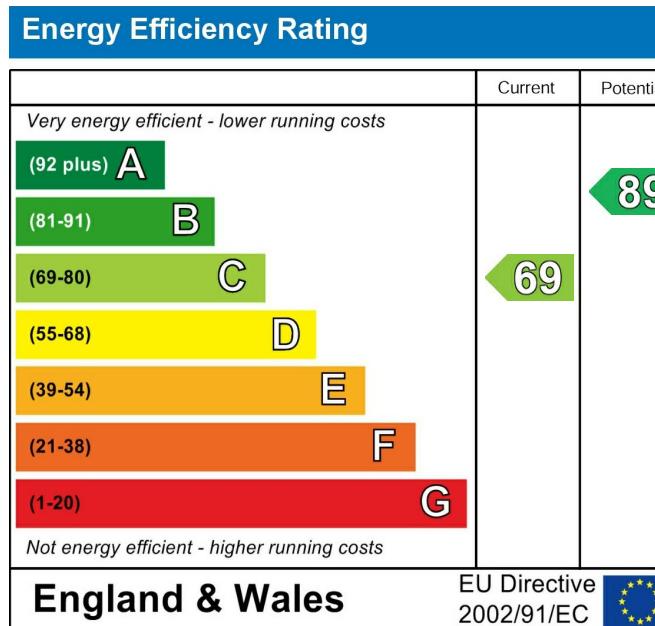
## Bathroom

6'2" x 5'10"

Family bathroom fitted with a corner shower cubicle, wash hand basin, WC and frosted window.

## External

Externally, the property has a block paved driveway to the side of the property. To the rear, there is a well maintained garden mainly laid to lawn with gravelled perimeter borders and patio areas ideal for outdoor seating.



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.

