



Auckland View High Etherley, Bishop Auckland, DL14 0JQ

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Offers In Excess Of £250,000

Two bed roomed, detached bungalow pleasantly positioned in Auckland View, within the semi-rural village High Etherley on the outskirts of Bishop Auckland. This property benefits from a landscaped gardens, off street parking and modernised throughout. Bishop Auckland town centre is only approx. 2 miles away and provides easy access to a range of amenities such as schools, supermarkets, healthcare services, popular high street retail stores and restaurants. The A68 and A688 are nearby and lead to the A1 (M) both North and South, great for commuters. There is also an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington and Durham.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, two spacious bedrooms and family bathroom. Externally the property has a low maintenance garden to the front along with a large driveway leading to the single garage with electric roller shutter door. To the rear of the property there is a private enclosed garden, well maintained with patio area, Sedum ground cover with shrubs and trees as well established borders and garden room. The garden room is fully insulated ideal for use all year round with power points, lighting, and Wi-Fi controlled radiator.

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GROUND FLOOR



Whilst every care has been taken 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

17'4" x 11'5"

Bright and spacious living room, providing ample space for furniture, modern decor and French doors to the rear leading into the garden.

Kitchen

8'10" x 8'8"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Fitted with integrated appliances including; an oven, hob, overhead extractor, fridge/freezer and dishwasher.

Master Bedroom

13'8" x 11'5"

The master bedroom is a great size with ample space for a king sized bed, fitted with built in wardrobes and window to the front elevation.

Bedroom Two

10'9" x 9'0"

The second bedroom is another good size double bedroom with built in wardrobes and window to the rear elevation.

Shower Room

6'5" x 5'6"

The shower room contains a double walk in shower cubicle, WC and wash hand basin.

Garage

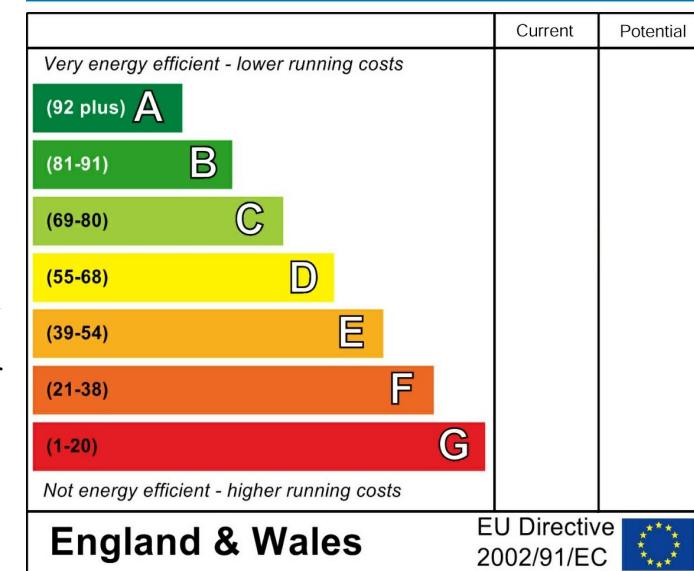
15'8" x 8'4"

The garage has power points, water and lighting and is accessed via an electric roller shutter door. It has a skylight and fitted storage.

External

Externally the property has a low maintenance garden to the front along with a large driveway leading to the single garage with roller shutter door. To the rear of the property there is a private enclosed garden that has been well maintained and landscaped with a 'Japanese' theme, and with patio area, well established borders and a water feature. The garden room is fully insulated ideal for use all year round with power points, lighting, and Wi-Fi controlled radiator. Currently utilised as a study but ideal for a variety of uses.

Energy Efficiency Rating



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.







