



## 43 Low Etherley Bishop Auckland DL14 0EX

- 2 Bedroom Mid Terrace
- Ideal First Time Buy or Investment
- Stunning Open Views to Rear
- Village Location
- Excellent Transport Links
- NO ONWARD CHAIN

**£99,950**



# 43 Low Etherley

Rea Estates offer to the sales market this well presented 2 Bedroom Mid Terrace property, situated within the sought after semi rural village of Low Etherley. The neighbouring village of Toft Hill is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast. A wide range of schools, shopping and recreational facilities can be found within the neighbouring towns of Darlington, Wolsingham and Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England. The property has been subject to a great deal of expenditure by the current vendor to include; a new gas central heating boiler and radiators, new kitchen, redecoration and carpets throughout. The internal layout briefly comprises; Entrance Lobby with staircase rising to the first floor, Lounge with square arch to Kitchen Diner and rear Porch. To the first floor there are Two Bedrooms and a Wet Room/Wc. Externally to the rear, there is a courtyard with stunning open views across the surrounding countryside. In our opinion this lovely property should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Entrance Lobby

uPVC entrance door opening to lobby with staircase rising to the first floor and door to:

## Lounge: 11'11 x 11'08 (3.63m x 3.56m)

A light and spacious lounge with cornice to ceiling, double glazed window to the front elevation, under stair storage cupboard and central heating radiator. Square arch to kitchen diner.



### **Kitchen Diner: 14'03 x 13'0 (4.34m x 3.96m)**

Refitted in 2023 with a modern range of base, drawer and wall units with complementary work surfaces. Integrated electric oven and hob, inset sink unit with central mixer tap, space and plumbing for washing machine. Central heating radiator, two double glazed windows and door opening to the rear porch.



### **Rear Porch**

External door opening to rear courtyard.

### **First Floor Landing**

Doors to:

#### **Bedroom One:**

**11'11 x 11'08 (3.63m x 3.56m)**

A well-proportioned double bedroom situated to the front of the house providing ample space for a range of free standing furniture. Double glazed window offering far reaching open views, radiator and two storage cupboards, one of which houses gas central heating boiler (installed 2023)



#### **Bedroom Two:**

**12'0 x 7'0 (3.66m x 2.13m)**

Offering open views across the surrounding countryside. Double glazed window and radiator.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.



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## **Wet Room/Wc: 8'08 x 6'11 (2.64m x 2.11m)**

Part tiled wetroom with electric shower unit, low level w/c and pedestal wash hand basin. Wall mounted extractor fan, radiator and obscure double glazed window to the rear elevation.



## **Externally**

To the rear of the property there is a spacious courtyard offering stunning open views.



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