



22 Etherley Lane Bishop Auckland DL14 7QR

- Substantial 4 Bedroom Town House
- Beautifully Appointed Throughout
- No Onward Chain
- 2 Reception Rooms
- Excellent Transport Links
- Viewing Essential

£175,000

22 Etherley Lane

Rea Estates are delighted to offer to the sales market this substantial 4 Bedroom Town House, situated within a sought after area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England.

The property is within walking distance of Bishop Auckland General Hospital, Railway Station and all local schools. For the commuter, there is easy access to the A1(M) and the major commercial centres of the northeast. The surrounding rural area is ideal for outdoor enthusiasts and the property is also well-placed for Hamsterley Forest and the Durham Dales.

Space is an important factor in this immaculately presented property, with all the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating, the internal layout briefly comprises, Entrance Lobby, Hallway with staircase rising to the first floor, Lounge, Dining Room, fitted Kitchen and Utility Room.

To the first floor there are three ample sized Bedrooms, a Family Bathroom and separate Shower Room.

A staircase rises to the second floor where there is a spacious Fourth Bedroom.

Externally to the front of the property there is a wall enclosed forecourt and to the rear a covered courtyard, with up and over door, which could allow off road parking facilities.

In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore only an internal viewing will suffice to fully appreciate the accommodation available.

Hallway

The sense of space is apparent upon entering the hallway with corbelled arch and staircase rising to the first floor. Cornice, dado rail, central heating radiator housed in decorative cover, under stair storage cupboard and Amtico flooring.



Entrance Lobby

uPVC glazed entrance door opening to lobby, with cornice to ceiling, dado rail, Amtico flooring and glazed door to hallway.



Lounge:

17'0 into bay x 12'10 (5.18m x 3.91m)

A lovely spacious lounge with walk in double glazed bay window to the front elevation, allowing lots of natural light to flood the room. Cornice and ceiling rose, radiator and feature sandstone fire surround housing gas fire.



Dining Room:

14'04 x 9'11 (4.37m x 3.02m)

Providing ample space for a family size table and chairs, the dining room could also be utilised for a number of purposes. Window overlooking the covered rear courtyard, cornice and ceiling rose, radiator and ceiling rose, two wall light points and radiator.



Kitchen: 15'07 x 7'11 (4.75m x 2.41m)

Fitted with an extensive range of base, drawer and wall units with complementary work surfaces (incorporating breakfast bar) inset one and a half bowl sink unit and tiled splash backs. High quality integrated appliances to include, Neff induction hob with stainless steel extractor hood, double eye level electric oven, dishwasher and fridge freezer. Cornice, double glazed window to the side elevation, radiator, Amtico flooring and door to utility.



Utility Room: 6'09 x 6'04 (2.06m x 1.93m)

The utility provides added storage facilities and has space and plumbing for automatic washing machine and tumble dryer. Window and door opening to the rear courtyard.

First Floor Landing

Cornice, dado rail, built in storage cupboard and concealed staircase rising to the second floor.



Bathroom:

9'05 x 7'07 (2.87m x 2.31m)

Part tiled bathroom fitted with a pristine white suite comprising, free standing bath with chrome central mixer tap, low level w/c and wash hand basin. Cornice, chrome towel radiator, storage cupboard housing central heating boiler and obscure glazed window.



Shower Room:

5'08 x 4'08 (1.73m x 1.42m)

Fully tiled shower room fitted with a quadrant shower enclosure. Chrome towel radiator and obscure double glazed window.



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.

Bedroom One: 13'11 x 9'05 (4.24m x 2.87m)

A well proportioned double bedroom providing ample space for a range of free standing bedroom furniture. Double glazed window to the front elevation, cornice and radiator.



Bedroom Three: 10'0 x 6'11 (3.05m x 2.11m)

Ample sized third bedroom again situated to the front of the house. Double glazed window, cornice and radiator.



Bedroom Two: 13'11 x 9'11 (4.24m x 3.02m)

A second double bedroom the focal point of which is a cast iron fireplace. Cornice, window to the rear elevation and radiator.



Bedroom Four: 19'06 x 15'07 (5.79m x 4.75m)

An impressive fourth bedroom, taking over the entire top floor of the property. Window to the front elevation, recessed ceiling lights, timber beams, cast iron fireplace and eaves storage.



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Externally

To the front of the house there a forecourt garden and to the rear, a covered courtyard which is accessible via a up and over door, allowing off road parking facilities if required.



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