



20 Low Etherley Bishop Auckland DL14 0EU

- 3 Bedroom Mid Terrace
- Gas Central Heating
- Enclosed Garden To Rear
- Sought After Village Location
- uPVC Double Glazing
- Excellent Transport Links

OIRO £129,950

20 Low Etherley

Rea Estates offer to the sales market this deceptively spacious 3 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.

Warmed via Gas Central Heating (new boiler installed 2022) and benefitting from uPVC Double Glazing, the internal layout briefly comprises; a well proportioned Lounge, Inner Lobby with staircase rising to the first floor and a Kitchen Diner.

To the first floor there is a Family Bathroom and Three Bedrooms.

Externally to the rear, there is an enclosed garden with far reaching 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.

Ground Floor

Lounge:

16'09 x 13'03 (5.11 x 4.04m)

A room of generous proportions, the focal point of which is a multi fuel stove set into chimney recess with timber mantle. Timber beamed ceiling, window to the front elevation, two wall light points, two radiators and under stair storage cupboard. Door to inner lobby.



Inner Lobby

Staircase rising to the first floor and door to:

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

Fitted with an extensive range of base, drawer and wall units with complementary work surfaces and tiled splash backs. Integrated dishwasher, double eye level gas oven, electric hob, stainless steel and curved glass extractor hood. Inset sink unit, concealed space and plumbing for washing machine. Recessed ceiling lights, radiator, tiled flooring, window and external door opening to the rear garden.



First Floor Landing

Access to the loft space via a pull down ladder and which has power, light and gas central heating boiler. Doors to:

Bedroom One:

16'10 x 13'03 max (5.13m x 4.04m)

A double bedroom of extremely generous proportions providing ample space for a range of free standing bedroom furniture. Window to the front elevation, built in storage cupboard and two radiators.



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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Bedroom Two:

12'10 x 7'07 (3.91m x 2.31m)

Double bedroom offering open views across the surrounding countryside.



Bedroom Three:

13'05 x 6'0 (4.09m x 1.83m)

Ample sized third bedroom with window to the front elevation and radiator.



Bathroom:

9'05 x 5'04 (2.87m x 1.63m)

Part tiled bathroom comprising; mains fed shower and glass screen over panelled bath, low level w/c and wall mounted wash hand basin. Obscure double glazed window to rear and chrome towel radiator.



Rear

To the rear of the house there is an enclosed garden. A timber framed shed provides added storage facilities.

