



Low Etherley, Low Etherley, DL14 0EX  
2 Bed - House - End Terrace  
£79,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

In the ever popular and semi-rural location of Low Etherley, Bishop Auckland, Robinsons are delighted to offer to the market this beautifully presented and maintained two bedroom end terraced property. In our opinion a viewing comes highly recommended to avoid disappointment and we feel this property is ready to move straight into with minimal work required. The property is heated via an efficient electric heating system, and the property is UPVC double glazed (excluding rear lobby) throughout as well as being close to local shops, amenities and recreational facilities that the area has to offer.

In brief the property comprises; entrance vestibule, lounge, good sized kitchen with dining area, and a rear lobby. To the first floor is the landing area giving access to two double bedrooms, with the master having the added bonus of fitted wardrobes, and a bathroom. Externally the property has an easy to maintain rear court yard.

## GROUND FLOOR

### Entrance Vestibule

Tiled flooring, stairs to the first floor and access to the lounge.

### Lounge

14'0 x 12'6 max (4.27m x 3.81m max)

Wood effect flooring, stylish electric fire and surround, UPVC with fitted wardrobes, and a radiator.

### Kitchen/Diner

15'3 x 6'9 (4.65m x 2.06m)

Fitted wall and base units, plumbing for washing machine, space for fridge freezer, cooker point, two UPVC windows, sink with mixer tap and drainer, radiator, tiled flooring, storage cupboard, space for dining table and access to the lobby.

### Rear Lobby

8'0 x 4'3 (2.44m x 1.30m)

Tiled flooring, single glazed windows, radiator and access to the rear.

## FIRST FLOOR

### Landing

### Bedroom One

10'7 x 10'1 (3.23m x 3.07m )

Stylish flooring, UPVC window, large fitted wardrobes, radiator and loft access.

### Bedroom Two

10'4 x 8'5 (3.15m x 2.44m)

Stylish flooring, radiator, UPVC window, storage cupboard and stunning views.

### Bathroom

6'8 x 6'3 (2.03m x 1.91m)

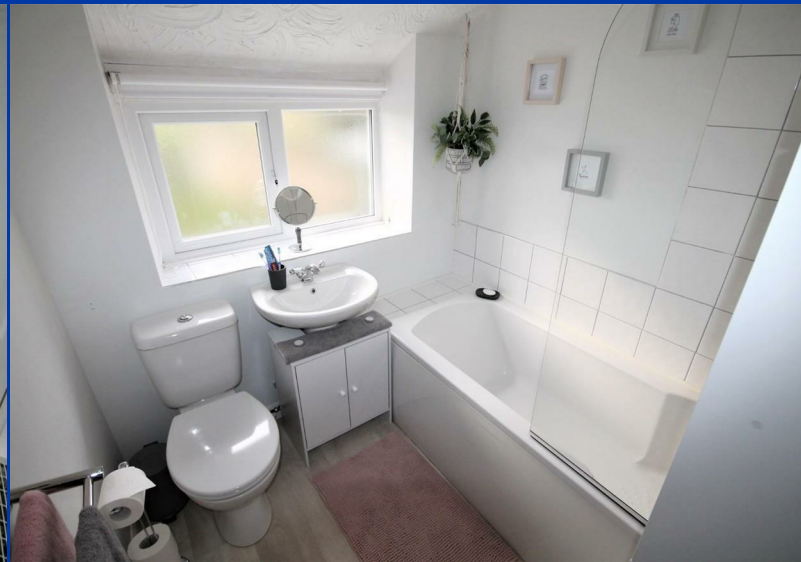
White panel bath with shower over, tiled splash backs, WC, wash hand basin, wood effect flooring and UPVC window.

### External

To the rear is an enclosed yard.

### Tenure - Freehold





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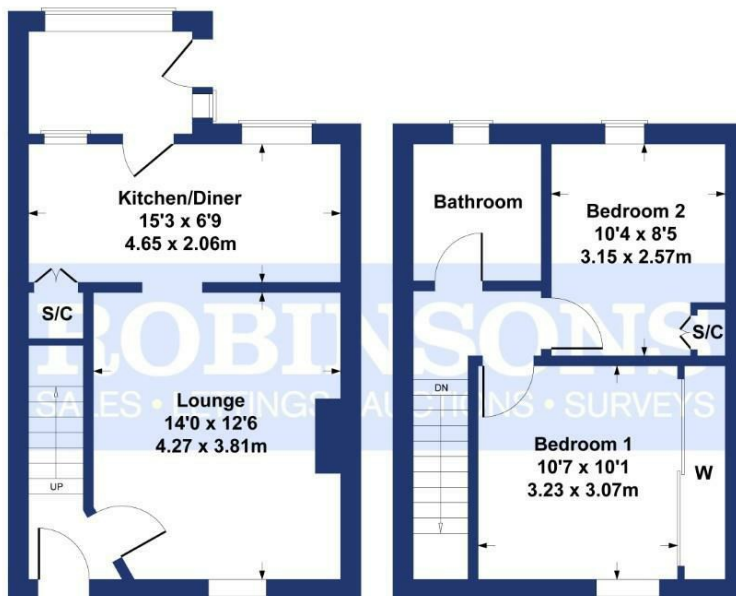
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Low Etherley

Approximate Gross Internal Area  
692 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
88	22	A	G

England & Wales EU Directive 2002/91/EC

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