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Esperley Lane Cockfield, County Durham, DL13 5AN

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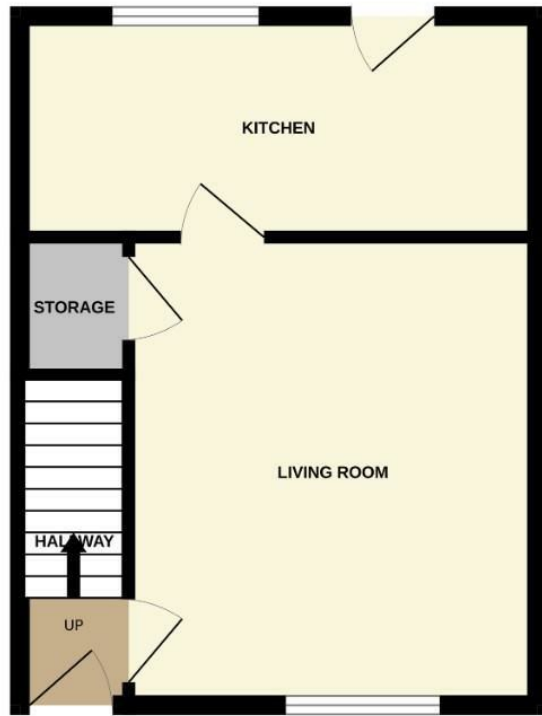
## Offers In Excess Of £80,000

Spacious two bedroomed cottage located on Esperley Lane, a village on the outskirts of Cockfield. Located just a short distance from Evenwood and Cockfield itself, the property has access to a range of local amenities including cafes, convenience stores, schools and local shops. Further afield towns such as Bishop Auckland and Barnard Castle are easily accessed via the A688 and public bus services available in the village. These towns each provide further amenities including supermarkets, high street shops, retail stores and food outlets, while the ever-expanding Tindale Retail Park has the new cinema/bowling alley and shopping complex which is due to open in Summer 2024.

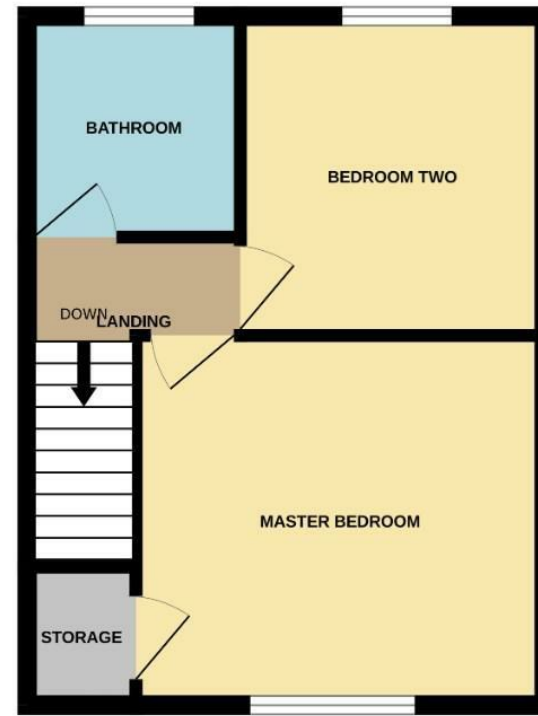
In brief the property comprises; an entrance hall leading into the living room and kitchen/diner to the ground floor. The first floor contains the master bedroom, second double bedroom and family bathroom. Externally the property has on street parking to the front, whilst to the rear the property has use of an enclosed garden.

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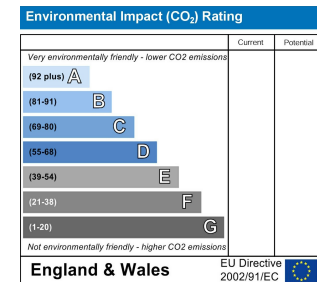
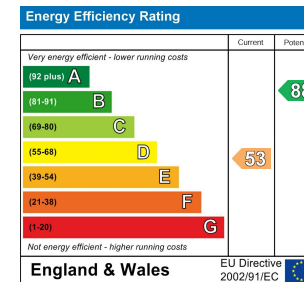
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made 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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**Living Room**

14'1" x 11'10"

Bright and spacious living room, providing ample space for furniture, neutral decor, open coal fire with feature surround and large window to the front elevation.

**Kitchen**

15'7" x 6'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Master Bedroom**

11'10" x 11'1"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two**

10'9" x 9'2"

The second bedroom is another double bedroom with window to the rear elevation.

**Bathroom**

7'8" x 6'2"

The bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin. Opaque window to the rear elevation.

**External**

Externally the property has on street parking to the front, whilst to the rear the property has use of an enclosed garden.

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.





