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Comer Terrace, Cockfield

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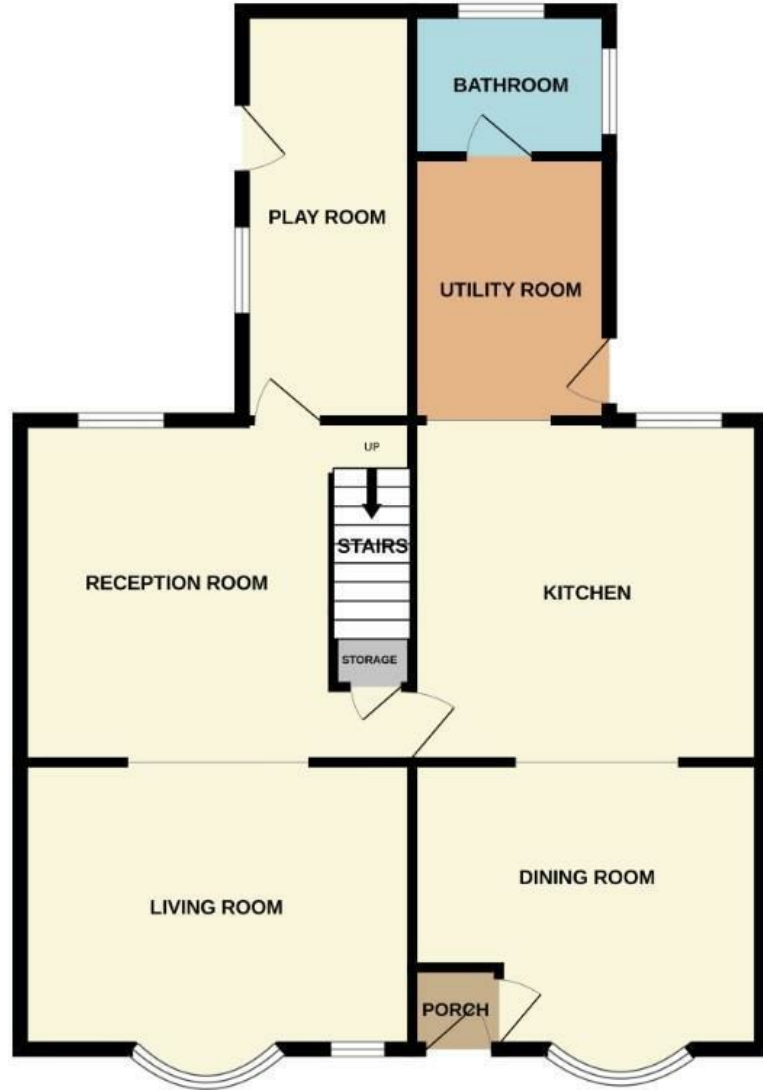
Price £160,000

Well presented three bedroomed stone built family home offered for sale on Comer Terrace in Cockfield, occupying a larger than average plot with a double driveway, large garden and garage. Previously being two properties and now one large family home there is the benefit of spacious rooms throughout. Located within this quiet rural village with access to amenities including the village primary school, convenience store, local shops and regular bus service leading to neighbouring towns. Nearby Bishop Auckland and Barnard Castle offer access to amenities such as supermarkets, secondary schools, restaurants, retail stores and healthcare services. The A688 is close by for commuters.

In brief this property comprises; entrance porch, three ground floor reception rooms, kitchen, bathroom and playroom to the ground floor whilst the first floor accommodates the three spacious bedrooms and large family bathroom. Externally the property has a double driveway to the front, with large lawned garden and detached garage.

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(72 plus) A			81
(61-91) B			
(59-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Entrance Porch

Welcoming entrance porch providing access through to the ground floor accommodation.

Living Room

15'1" x 10'9"

Spacious main reception room located to the front elevation with bow window providing plenty of natural light, open plan with the second reception room.

Reception Room

15'1" x 13'1"

Generous second reception room fitted with log burner and feature surround, ample space for furniture and with window to the rear overlooking the yard.

Playroom

6'6" x 15'8"

The playroom is located to the rear with plenty of space this room could also be used as a home office or study. Door leads out to yard.

Dining Room

14'1" x 10'9"

The family dining room is a great size, located to the front elevation with bow window and ample space for a large table with chairs. Open plan with the kitchen.

Kitchen

13'5" x 13'1"

Fitted with a range of wall, drawer and base units, complementing work surfaces, Belfast sink with mixer tap, space for appliances including a double cooker. This room benefits from a large multi fuel burning stove with feature surround.

Utility Room

7'6" x 10'2"

Providing further units for storage, space for appliances such as a washing machine and fridge/freezer, door leading out to rear yard.

Bathroom

7'6" x 10'2"

Ground floor bathroom fitted with a low level WC, wash hand basin and panelled bath with overhead shower.

Master Bedroom

14'1" x 11'0"

The master bedroom is an impressive king size located to the front elevation.

Bedroom Two

13'5" x 10'9"

The second bedroom is another spacious king size with window to front and plenty of space for furniture.

Bedroom Three

14'9" x 9'10"

The third bedroom is a generous double with window to rear and plenty of space for furniture.

Family Bathroom

14'5" x 13'1"

This large family bathroom is fitted with a stunning roll top free standing bath, low level WC, pedestal hand basin and large walk in shower unit with glass surround.

Driveway & Garage

Externally this property has plenty of parking, a double driveway to the front and detached garage for secure parking or storage to the rear.

Garden

Located to the front elevation the garden is a great size, mainly laid to lawn with outbuildings for storage.







