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Front Street Cockfield, Bishop Auckland, DL13 5AA

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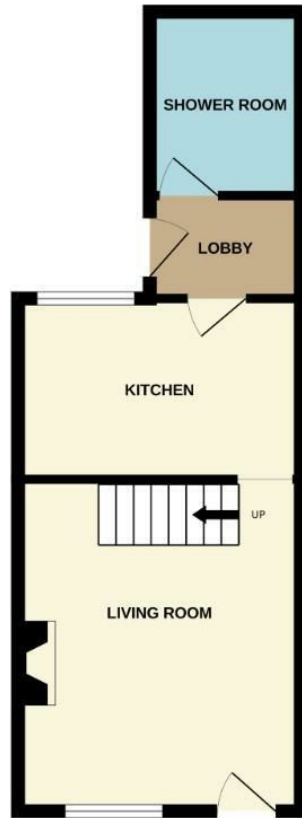
Price £90,000

Modern two bedroomed terraced property located on Front Street in Cockfield this pleasant and quiet village benefits from local amenities such as a local primary school, shops and a Doctors Surgery and is only approximately 6.2 miles from Bishop Auckland Town Centre allowing access to a further range of amenities such as supermarkets, hospital, banks, restaurants as well as the bus and train station providing great transport links through to Durham, Darlington and Newcastle.

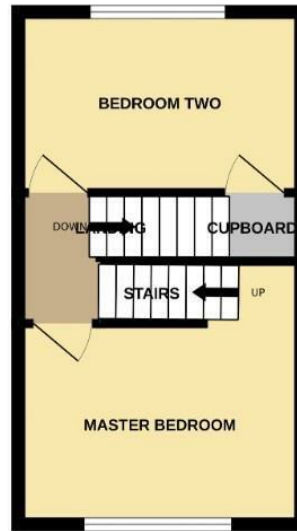
In brief the property comprises; a living room, kitchen/dining room and bathroom to the ground floor. The first floor contains the two spacious double bedrooms and stairs ascending to the attic room. Externally there is a rear garden with patio area, artificial lawn and decked area ideal for outdoor furniture.

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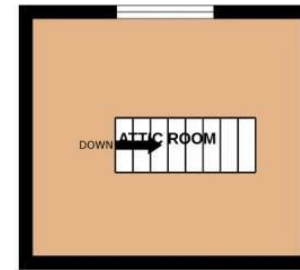
GROUND FLOOR



1ST FLOOR



2ND 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Living Room

11'10" x 14'2"

Spacious and neutral living room located to the front of the property, window to the front elevation allowing plenty of natural light.

Kitchen

11'10" x 7'8"

The kitchen/diner has been fitted with a range of wall, base and drawer units, complimenting wood work surfaces, tiled splash backs and sink/ drainer unit. Benefiting from an integrated double oven, hob and overhead extractor hood along with space for further appliances.

Dining Area

Dining area with space for a table and chairs.

Bathroom

6'2" x 9'10"

The modern bathroom contains a panelled bath, overhead shower, WC and wash hand basin.

Master Bedroom

11'9" x 11'5"

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

Bedroom Two

7'10" x 12'2"

The second bedroom is a further double room with window to the rear.

Attic Room

11'9" x 14'5"

The attic room is accessed via stairs on the landing, with power points, lights and velux window.

External

Externally there is a rear garden with patio area, artificial lawn and decked area ideal for outdoor furniture.

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.







