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Cockton Hill Road Bishop Auckland, DL14 6BD

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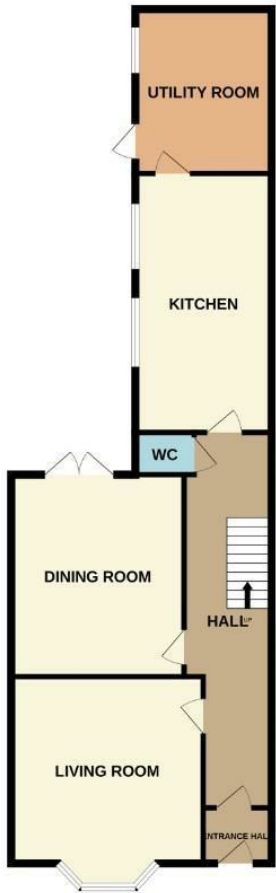
Offers In Excess Of £170,000

Well presented and spacious four bedroomed terraced property located on Cockton Hill Road, Bishop Auckland. The property also has an additional attic room with skylight. Its in a pleasant central location, within walking distance of the town centre as well as being approx. 1.1miles from the ever expanding Tindale retail park, which boasts a large array of restaurants, popular high street retail stores, supermarkets and also restaurants. This property has great travel connections via bus or train, being on the bus route and also only 0.5miles from the train station, this allows regular access to further afield places, such as; Darlington, Durham, Newcastle or York.

In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, utility room and WC. The first floor consists of the master bedroom, three further bedrooms and family bathroom with separate WC. The attic room is accessed via stairs on the first floor, providing plenty of storage space. Externally, there is a well maintained garden to the front, mainly laid to lawn with perimeter borders and well established flowers and shrubbery. To the rear, there is an enclosed yard with space for outdoor seating and garage with electric shutter door. There is off street parking available.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

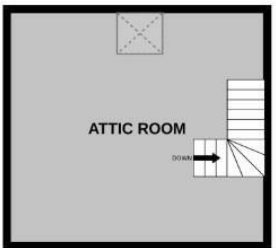
GROUND FLOOR



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.
Made with Metropix 50205.

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

14'5" x 12'5"
Large reception room benefiting from neutral decor, multi-fuel stove with feature surround and French doors leading into the rear yard.

Dining Room

16'8" x 13'9"
Bright and spacious reception room located to the front of the property with ample space for furniture, multi-fuel stove, feature fire surround, neutral decor and large bay window providing plenty of natural light.

Kitchen

18'8" x 9'10"
Contemporary kitchen fitted with a range of wall, base and drawer units with complementing work surfaces and splashbacks. Fitted with a sink/drain unit, overhead extractor hood and integrated fridge/freezer. Space is available for a free standing cooker, additional appliances and dining furniture.

Utility Room

11'0" x 9'10"
Utility room fitted with a range of storage cupboards and space for a washing machine and tumble dryer.

WC

3'11" x 2'11"
Fitted with a WC.

Master Bedroom

14'1" x 11'1"
Large master bedroom with space for a king-sized bed, further furniture, built in wardrobes and window to the rear elevation.

Bedroom Two

13'5" x 10'9"
Second double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Three

9'10" x 8'10"
Generous single bedroom allowing space for further furniture and window to the rear elevation.

Bedroom Four

A good sized single bedroom with space for further furniture and window to the front elevation.

Bathroom

9'2" x 6'6"
Family bathroom fitted with a corner shower cubicle, panelled bath, wash hand basin and frosted window to the side elevation.

WC

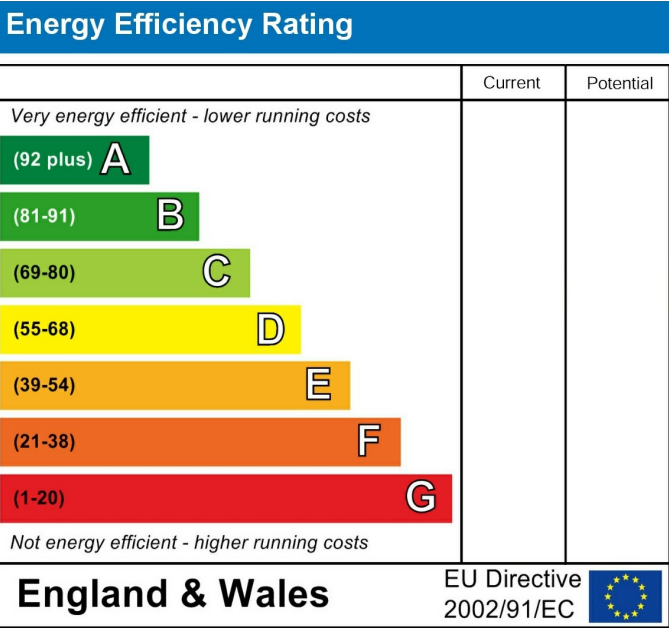
4'3" x 3'3"
Separate WC.

Attic Room

18'8" x 17'0"
Boarded attic room providing ample storage with skylight.

External

Externally, there is a well maintained garden to the front, mainly laid to lawn with perimeter borders and well established flowers and shrubbery. To the rear, there is an enclosed yard with space for outdoor seating and garage with electric shutter door. Off street parking available.



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.

