




Front Street
Cockfield



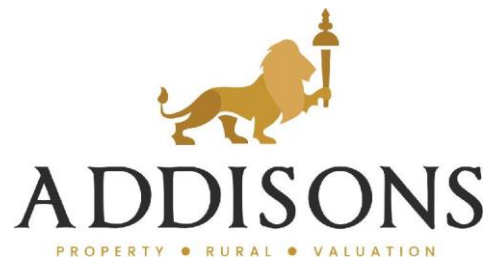
ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A three-bedroom end of terraced house with attic room offering spacious accommodation throughout.

The property benefits from Oil Fired Central Heating and Double Glazing throughout and briefly comprises: -Living Room, Dining Room, Kitchen to the Ground Floor. Two Double Bedrooms, Single Bedroom and Bathroom to the First Floor with Attic Room to the Second Floor. Externally there is a forecourt garden, Rear Courtyard and Outside Store.

Cockfield is a vibrant village with a good range of local amenities and lies approximately three miles from the town of West Auckland which has a greater range of facilities.



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ACCOMMODATION

Living Room

Bay window overlooking the front elevation, Multifuel stove, and radiator. Through access to the Dining Room.

Dining Room

With French doors leading out onto the courtyard, stairs rising to the first floor, and under stairs storage cupboard with plumbing for a washing machine.

Kitchen

A good range of wall and floor high gloss units with contrasting works surfaces, electric slot in oven with extractor hood above, space for freestanding fridge freezer, oil fired central heating boiler, stainless steel sink with mixer tap and drainer, windows to dual aspect and door providing access to the courtyard.

FIRST FLOOR

Landing

Doors leading to the first-floor accommodation and staircase rising to the Attic Room.

Bedroom 1

A double bedroom with window overlooking the front elevation, and radiator.

Bedroom 2

A double bedroom with a window overlooking the rear elevation and countryside views and beyond, radiator.

Bedroom 3

Window overlooking the front elevation, and radiator

SECOND FLOOR

Attic Room

With exposed beam ceiling, velux window and radiator.



EXTERNALLY

A courtyard with gate providing access to the front of the property, fenced and stonewall boundaries, outside tap and shed housing the oil tank.

PRICE

£125,000

VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band A

SERVICES

Oil Fired Central Heating, Mains Electricity, Water and Drainage.

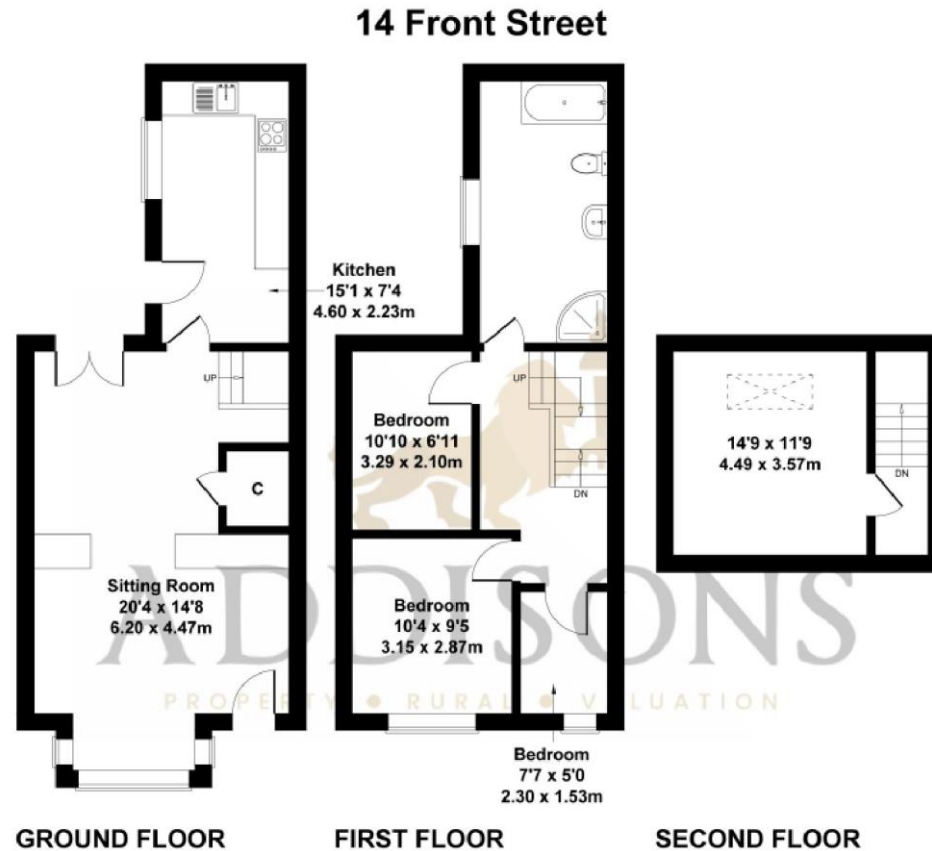
BROCHURE

Details taken August 2024.

Photographs taken October 2024.



Floor Plan

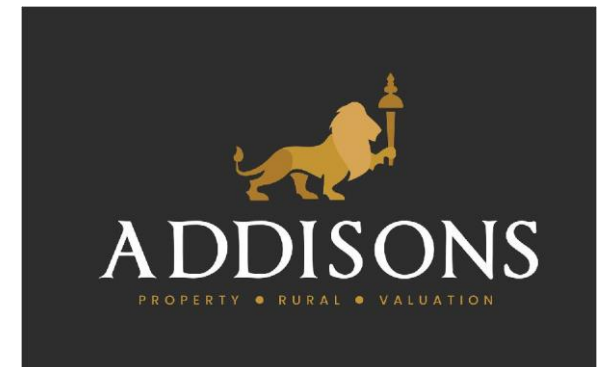


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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