



Rutland Avenue, Cockton Hill, DL14 6AY
3 Bed - House - Semi-Detached
£120,000

ROBINSONS
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Sold with no onward chain, Robinsons are delighted to offer for sale this spacious three bedroom semi-detached family home situated within a popular residential location in Bishop Auckland and in within close proximity to a broad range of local amenities including schools, shops and recreational facilities. The property benefits from gas central heating and uPVC double glazing throughout. and accommodation briefly comprises: Entrance Hallway containing staircase to first floor, lounge with feature fireplace and bay window, Dining room with bay window, Kitchen fitted with a range of contemporary units and rear porch to the ground floor whilst to he first floor there are three bedrooms, bathroom with a white suite and separate WC. Externally to the front of the property there is a small block forecourt garden, driveway and attached garage. To the rear there is an enclosed lawned garden. In our opinion this very well presented property would make an ideal family home and therefore an internal viewing is essential to fully appreciate the accommodation available.

Energy Efficiency Rating TBC | Council Tax Band B | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111



GROUND FLOOR

Entrance Hall

Entered via a uPVC double glazed door from the front and with Wainscott style paneled lower walls, under stair storage cupboard and stairs to the first floor.

Lounge

11'10" x 10'10" (3.61 x 3.32)

With feature stone fireplace housing coal effect electric fire, uPVC double glazed bow window to the front and archway to the dining room.

Dining Room

11'10" x 11'2" (3.61 x 3.41)

With walk in uPVC double glazed window to the rear.

Kitchen

17'1" x 7'10" (5.21 x 2.40)

Fitted with a range of wall and base units having contrasting worktops incorporating single drainer sink unit with mixer tap, gas hob with extractor hood, eye level double oven, breakfast bar, plumbing and space for an automatic washing machine and tumble dryer, tiled splash backs, uPVC double glazed window to the rear and uPVC door leading to the rear porch.

Rear Porch

uPVC double glazed with uPVC double glazed door to the rear garden.

FIRST FLOOR

Landing

With uPVC double glazed window to the side

Bedroom 1

10'11" x 10'10" (3.34 x 3.31)

With uPVC double glazed bow window to the front.

Bedroom 2

11'2" x 10'11" (3.42 x 3.33)

With built in double wardrobe and uPVC double glazed window to the rear.

Bedroom 3

7'0" x 7'0" (2.15 x 2.14)

With uPVC double glazed window to the front.

Bathroom

Fitted with a two piece suite comprising panelled bath with shower/mixer tap, pedestal wash basin, storage cupboard, panelled ceiling with spot lights and uPVC double glazed window to the rear.

WC

Fitted with a low level WC, panelled walls and uPVC double glazed window to the side.

EXTERNAL

To the front of the property there is a wall enclosed shrubbed garden with driveway leading to a single garage which has up and over door, power and lighting. The garage houses the combination gas central heating boiler. To the rear there is a fence enclosed garden which is mainly laid to lawn with paved seating area.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band B (£1469 Min)

Energy Rating: TBC

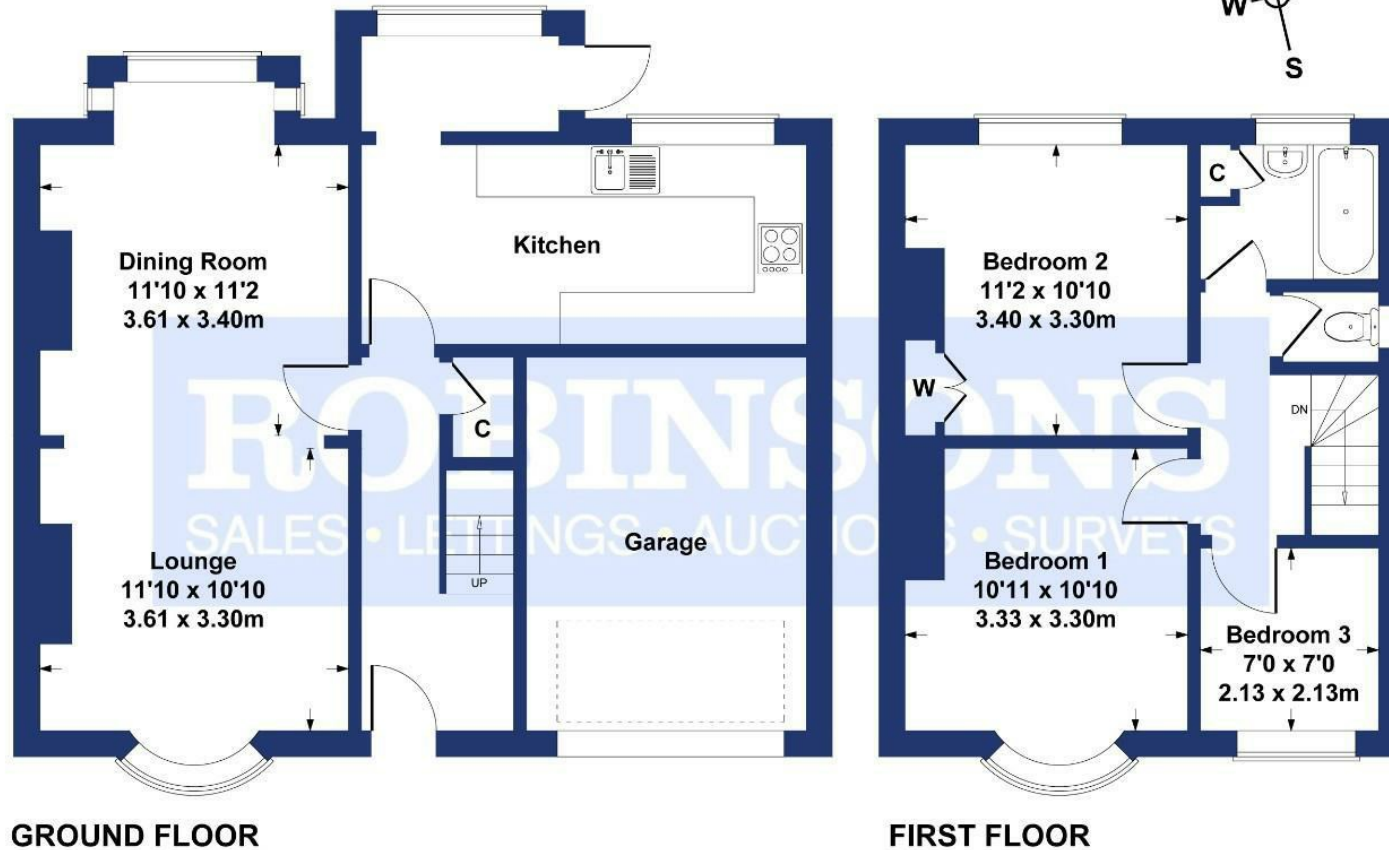
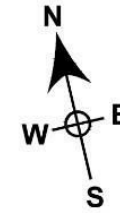
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Rutland Avenue

Approximate Gross Internal Area
1127 sq ft - 105 sq m



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	

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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.