



Craddock Street, Cockton Hill, DL14 6HB
4 Bed - House - Detached
£325,000

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Craddock Street Cockton Hill, DL14 6HB

Nestled in Craddock Street of Bishop Auckland, is this stunning four bedroom detached house, which was built in 2017 and exudes elegance and style with its quality fixtures and fittings. The house should prove to be a fantastic family home, having spacious living accommodation throughout, including four bedrooms, and three bathrooms. The house is warmed by a gas combination boiler and is fully UPVC double glazed.

The internal accommodation comprises; welcoming hallway with staircase to the first floor landing, cloakroom/WC. Spacious lounge/dining room which has ample space for seating and dining furniture. Open plan kitchen/family room which is extensively fitted with a range of contemporary wall, base and drawer units with space for appliances and seating area with French doors leading to the rear garden. Useful utility room with a range of storage units wash hand basin and space for washing machine and tumble dryer.

To the first floor there are four double bedrooms, one currently being used as a home office and is fitted with a range of fitted storage units. Two of the bedrooms have from en-suite shower rooms. To conclude the accommodation there is a family bathroom with four piece suite including free standing bath and separate shower enclosure.

Outside the house sits on a good size plot with ample off road parking, detached garage and front and rear gardens.

Craddock Street is conveniently positioned in Bishop Auckland and is within close proximity of the town centre, healthcare facilities, schooling and bus links.

An internal viewing comes highly recommended, contact Robinsons to arrange yours.













AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band D- Approx. £2431 (min)

Energy Rating: B

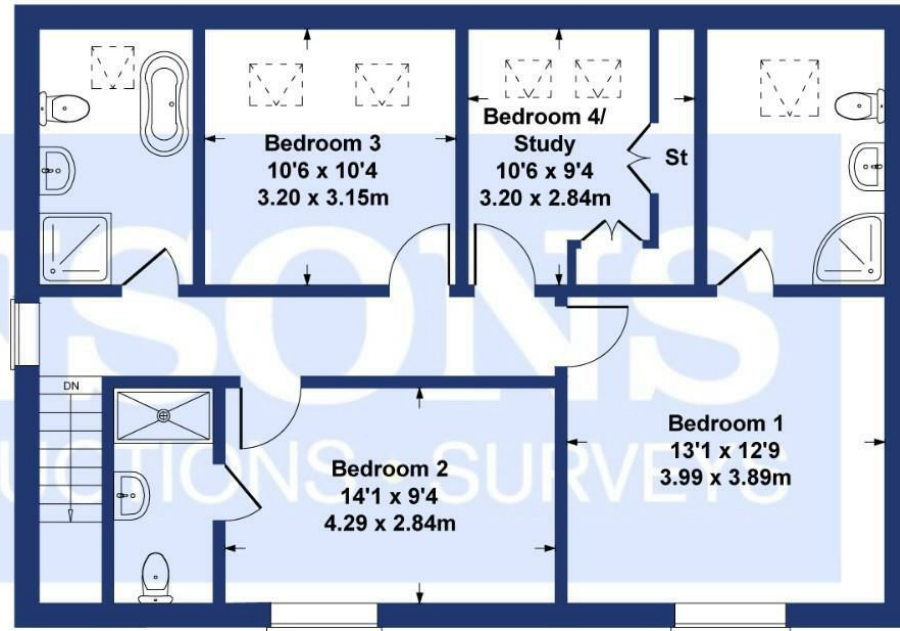
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Craddock Street
 Approximate Gross Internal Area
 1643 sq ft - 153 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(82 plus)	A	82	100
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E		
(9-21)	F		
(1-8)	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.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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