

Arthur Terrace, Cockton Hill, DL14 6BL  
2 Bed - House - Mid Terrace  
£80,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\* NO ONWARD CHAIN \* BEAUTIFULLY PRESENTED \*  
RECENTLY DECORATED \* NEW BATHROOM SUITE \* GAS  
COMBINATION BOILER \* VIEWING HIGHLY RECOMMENDED  
\*

Offered to the sales market with the benefit of no onward chain, is this beautifully presented two double bedroom mid terrace house. The property has recently undergone a programme of refurbishment, including decoration, new flooring in areas, new bathroom suite. It is warmed by a gas combination boiler and most windows are double glazed.

The internal accommodation comprises; entrance hallway, spacious lounge which leads to the dining room, both having ample space for seating and dining furniture. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob and oven and space for washing machine and fridge freezer. Rear hallway giving access to the yard. Re-fitted bathroom with a three piece suite, including bath with mains waterfall shower attachments over with shower screen.

To the first floor there are two double bedrooms both being spacious with ample space for bedroom furniture.

Outside there is a small forecourt garden to the front and a enclosed yard to the rear.

Arthur Terrace is conveniently positioned being within close proximity of shopping amenities, healthcare facilities, bus links and schooling.

Contact Robinsons to arrange an internal viewing.

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 12 Mbps, Superfast 80Mbps, Ultrafast 9000  
Mbs

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1621  
(min)

Energy Rating: D

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

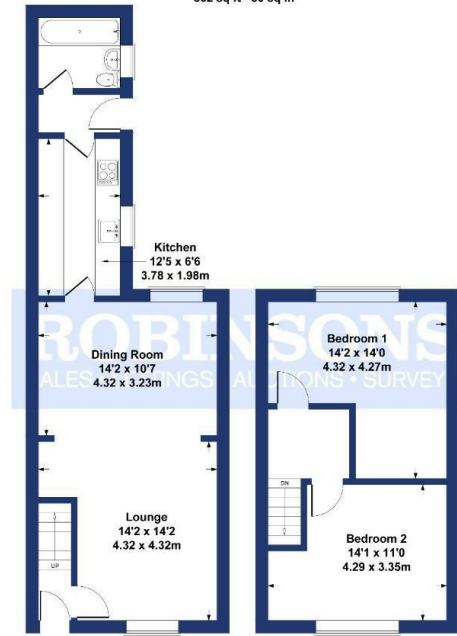
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Arthur Terrace Bishop Auckland

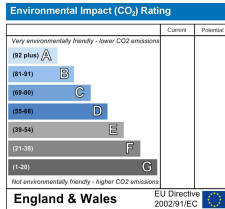
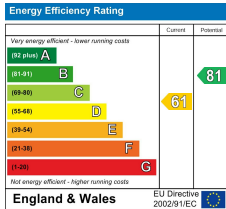
Approximate Gross Internal Area  
862 sq ft - 80 sq m



GROUND FLOOR FIRST FLOOR  
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



### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDGFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgfield.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk

www.robinsonsestateagents.co.uk