



Front Street, Cockfield, DL13 5DJ
3 Bed - House - Semi-Detached
Asking Price £170,000

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Front Street Cockfield, DL13 5DJ

Nestled in the charming rural village of Cockfield, Bishop Auckland, this delightful semi-detached house offers a perfect blend of comfort and modern sustainability. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The layout includes three inviting reception rooms, providing ample room for relaxation and entertaining guests.

The house boasts a well-appointed bathroom and a cellar, adding to the practicality of the home. One of the standout features is the eco-friendly biomass heating system and solar panels, ensuring energy efficiency and lower utility bills, which is increasingly important in today's world.

Outside, the generous gardens provide a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage, offering secure parking and extra storage options.

The accommodation on offer briefly comprises: Entrance Lobby, Lounge, Dining Room, Large Kitchen/Breakfast Room, Conservatory and WC to the ground floor whilst to the first floor there are three generous sized bedrooms and family bathroom. To the lower ground floor there is a cellar providing a useful storage area. Externally to the side there is a shared access lane which leads to the rear of the property to a generous garden and single garage.

This home is not just a place to live; it is a lifestyle choice, set in a peaceful village that offers a sense of community while being conveniently located for access to nearby amenities. If you are looking for a property that combines spacious living with modern eco-friendly features, this charming house on Front Street is certainly worth considering.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Lobby

Dining Room

13'9" x 9'10" (4.20 x 3.0)

Lounge

13'9" x 13'5" (4.20 x 4.11)

Kitchen/Breakfast Room

19'8" x 11'5" (6.00 x 3.5)

Conservatory

9'6" x 8'2" (2.9 x 2.5)

WC

FIRST FLOOR

Landing

Bedroom 1

13'9" x 12'5" (4.2 x 3.8)

Bedroom 2

13'9" x 9'10" (4.2 x 3.0)

Bedroom 3

11'5" x 9'10" (3.5 x 3.0)

Bathroom

14'9" x 6'2" (4.5 x 1.9)

LOWER GROUND FLOOR

Cellar

13'1" x 8'6" (4.0 x 2.6)

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Biomas

Broadband: Basic 17Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Poor - Average

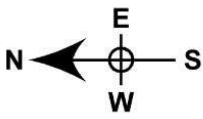
Tenure: Freehold

Council Tax: Durham County Council, Band C (£2161 Min)

Energy Rating: F

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Front Street
 Approximate Gross Internal Area
 1436 sq ft - 133 sq m



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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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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