



Northumberland Avenue, Cockton Hill, DL14 6AW
3 Bed - House - Semi-Detached
£210,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Northumberland Avenue Cockton Hill, DL14 6AW

Nestled in the heart of Bishop Auckland, Northumberland Avenue presents an exceptional opportunity to acquire a remarkably spacious three-bedroom semi-detached house. This property is ideally situated in a popular town centre location, making it perfect for those who appreciate both convenience and charm.

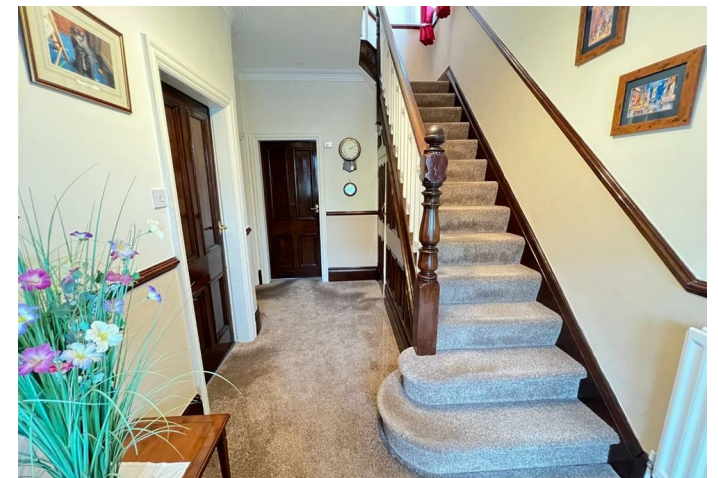
As you step inside, you will be greeted by a delightful blend of modern comforts and original period features. The residence boasts three generous reception rooms, including two inviting sitting rooms and a well-appointed dining room, providing ample space for both relaxation and entertaining. The hallway features exquisite Wainscot panelling and an original fireplace compliments the lounge, adding a touch of character to the home.

The refurbished kitchen is a highlight, designed for both functionality and style, and is complemented by a useful utility room that enhances everyday living. The stunning refitted modern bathroom offers a serene retreat, ensuring comfort for all family members.

Further enhancing the appeal of this property are the new Worcester central heating boiler and double-glazed windows to the front and side, ensuring energy efficiency and warmth throughout the year. The exterior of the home is equally impressive, featuring gardens to both the front and rear, complete with a summer house that provides a perfect spot for relaxation or hobbies.

For those with vehicles, the property includes a driveway that accommodates 2 to 3 cars, along with a single garage, offering both convenience and security. This semi-detached house is not just a home; it is a lifestyle choice, combining space, character, and modern amenities in a sought-after location. Do not miss the chance to make this splendid property your own.

To arrange a viewing please call Robinsons on 01388 458111













GROUND FLOOR

Entrance Hall

Sitting Room

16'3" x 11'2" 3'11" (4.97 x 3.42 1.20)

Lounge

12'10" x 11'8" (3.93 x 3.56)

Dining Room

12'0" x 10'0" (3.68 x 3.07)

Kitchen

11'7" x 11'6" (3.54 x 3.51)

Utility

11'6" x 8'6" (3.51 x 2.60)

FIRST FLOOR

Landing

Bedroom 1

14'3" x 11'8" maximum (4.36 x 3.57 maximum)

Bedroom 2

13'0" x 11'7" (3.97 x 3.55)

Bedroom 3

7'6" x 7'4" (2.31 x 2.26)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 73 Mbps, Ultrafast 10,000

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

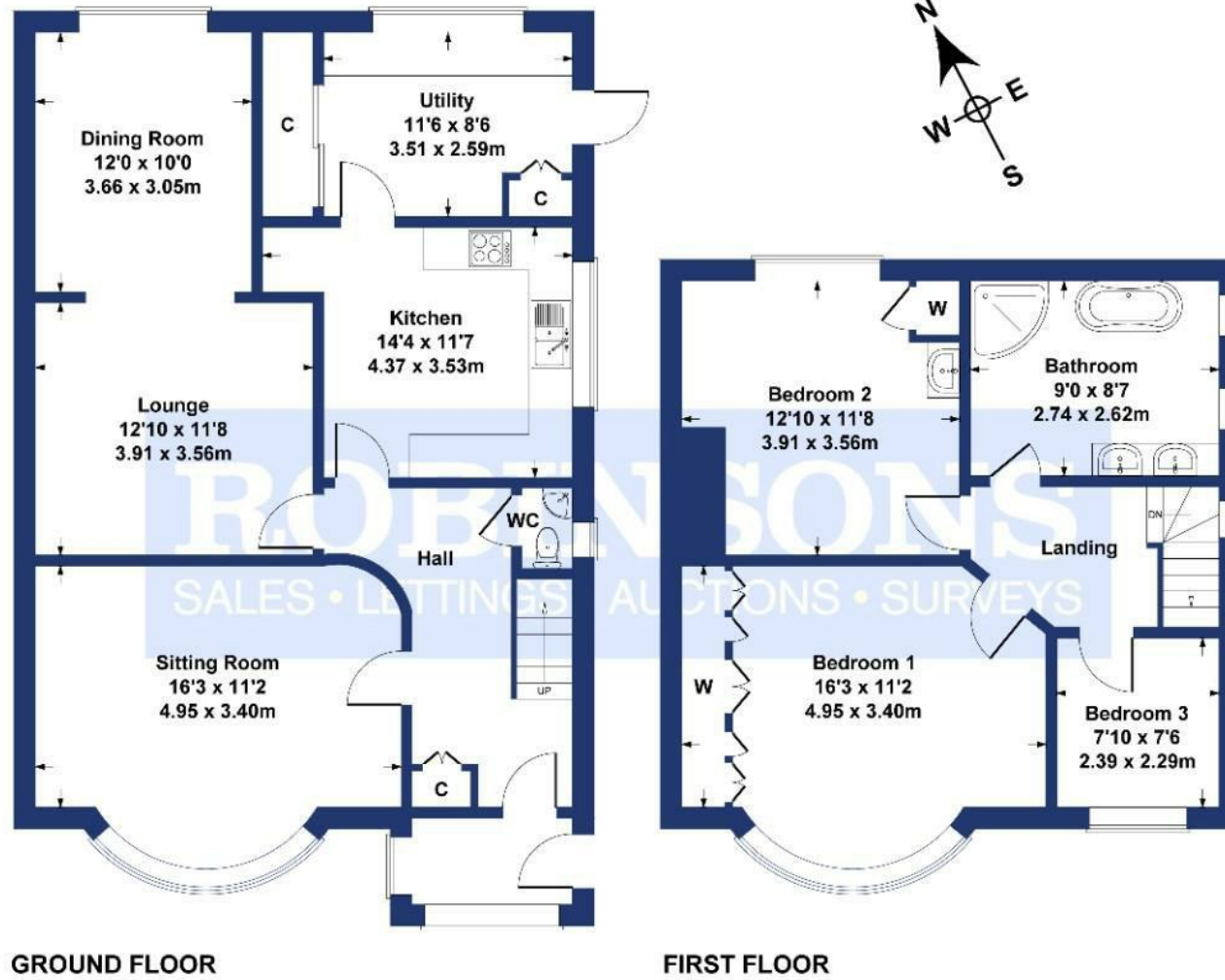
Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.



Northumberland Avenue

Approximate Gross Internal Area
1569 sq ft - 146 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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

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.



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

