



Frances Terrace, Cockton Hill, DL14 6BW  
2 Bed - House - Mid Terrace  
Offers Over £80,000

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Located in the popular area of Frances Terrace, Bishop Auckland, this well-presented two-bedroom mid-terraced house offers an excellent opportunity for both first-time buyers and investors. The property is being sold with no onward chain, allowing for a smooth and efficient purchase process.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped, making it a delightful space for culinary pursuits. The property also boasts a contemporary bathroom, ensuring comfort and convenience for its residents.

Situated close to all local amenities and transport links, this home is perfectly positioned for easy access to the vibrant community and essential services. Whether you are looking to settle down in a welcoming neighbourhood or seeking a promising investment opportunity, this property is sure to meet your needs.

With its appealing features and prime location, this mid-terraced house is a must-see for anyone looking to make their mark in Bishop Auckland. Don't miss the chance to view this delightful home.

To arrange a viewing please call Robinsons on 01388 458111



**GROUND FLOOR**

**Entrance Hall**

**Lounge**  
13'10" x 11'9" (4.24 x 3.59)

**Dining Room**  
15'0" x 7'10" (4.59 x 2.40)

**Kitchen**  
7'11" x 7'1" (2.43 x 2.16)

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
15'0" x 11'11" 5'1" (4.59 x 3.65 1.57)

**Bedroom 2**  
9'11" x 8'5" (3.04 x 2.58)

**Bathroom**

**EXTERNAL**

**AGENTS NOTES**

Council Tax: Durham County Council, Band A - Approx. £1701 p.a  
Tenure: Freehold  
Estate Management Charge – NA

Property Construction – Standard,  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Gas Supply - Mains  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Gas Central Heating  
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the

purchaser engages the services of a chartered surveyor to confirm.  
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.  
Selective licencing area – Yes  
Probate – NA  
Rights & Easements – None known, check with seller  
Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>  
Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>  
Protected Trees – check with seller  
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.  
Accessibility/Adaptations – any alterations or conversions etc.  
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

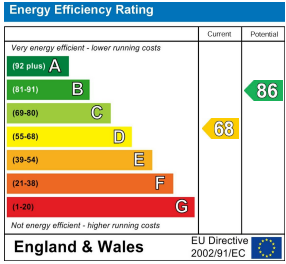












Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The 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.

