

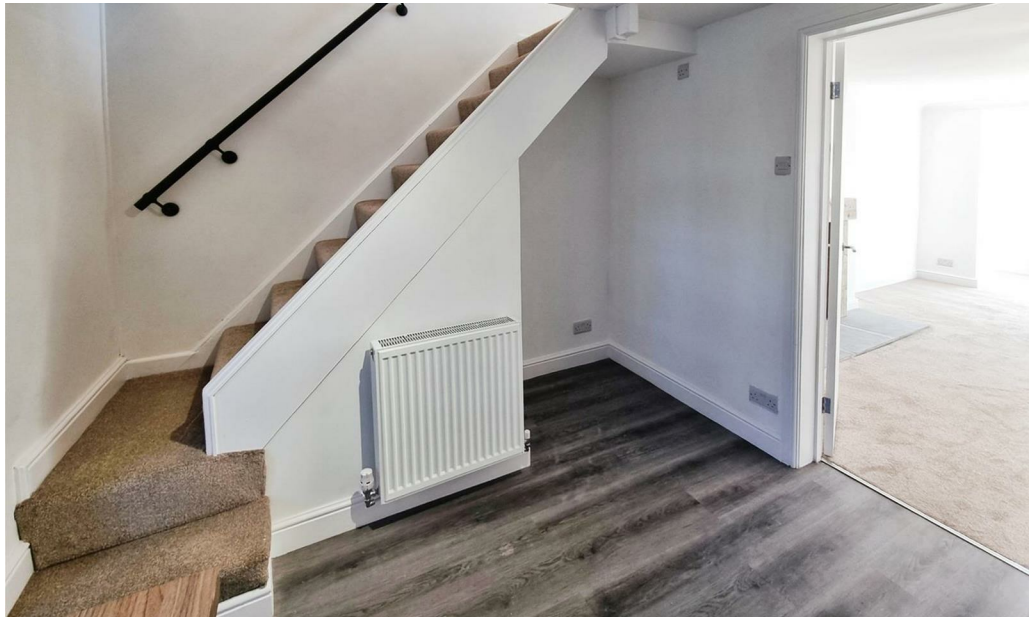


Front Street

Cockfield, Bishop Auckland DL13 5DJ

Chain Free £120,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Front Street

Cockfield, Bishop Auckland DL13 5DJ



- Two Bedroom Cottage
- EPC Grade F
- Multi Burning Stove

- Renovated Creating a Characterful Property
- Ground Floor Bathroom
- Small Enclosed Rear Yard

- Country Style Property
- Lengthy Front Garden
- CHAIN FREE

Chain Free! Nestled on Front Street in the picturesque village of Cockfield, Bishop Auckland, this charming two-bedroom cottage presents a delightful opportunity for those seeking a tranquil retreat. Recently fully renovated, the property boasts a lovely front garden that overlooks the village green, providing a serene setting for relaxation and outdoor enjoyment.

Upon entering, you will find a welcoming reception room that features a multi-fuel burning stove, perfect for cosy evenings in, country style kitchen, rear lobby /utility area. The newly fitted bathroom adds a touch of modern convenience, ensuring that all your needs are met in this quaint abode.

With two well-proportioned bedrooms, this cottage is ideal for small families, couples, or even as a holiday let, offering a perfect escape from the hustle and bustle of everyday life. The property is chain-free, making it an attractive option for those looking to move in without delay.

This delightful home combines traditional charm with contemporary comforts, making it a must-see for anyone looking to embrace the peaceful village lifestyle. Don't miss the chance to make this enchanting cottage your own.

GROUND FLOOR

Entrance Porch

Via composite front entrance door.

Lounge

21'3" x 12'5" (6.478 x 3.786)

With a feature fireplace housing the multi burning stove, two central heating radiators and walk in uPVC double glazed window to front.

Kitchen

12'4" x 9'3" (3.780 x 2.840)

Fitted with a country style kitchen comprising of wall and base units with contrasting work surfaces over, ceramic sink unit with mixer tap, integrated electric oven and electric hob, integrated dishwasher, space for fridge freezer and central heating radiator, stairs are open and rise to first floor.

Rear Lobby/Utility Area

Fitted with a work surface and has plumbing underneath for washing machine, also rear entrance door.

Ground Floor Bathroom/WC

A spacious bathroom at the rear of the house fitted with a P shaped bath having mains shower and screen over, wash hand basin set to vanity unit, WC and chrome heated towel rail. Storage cupboard housing the oil central heating boiler.

FIRST FLOOR

Landing

Bedroom One

15'5" x 11'10" (4.713 x 3.623)

Having central heating radiator and uPVC double glazed window to front over looking the garden.

Bedroom Two

9'3" x 8'7" (2.844 x 2.635)

With central heating radiator and uPVC double glazed window to rear.

Externally

To the front is a lengthy front garden laid to lawn. Whilst to the rear is a small enclosed yard.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,665.75 (Maximum 2025)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea. Conservation Area: Cockfield Designated 2001

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/4120-9000-0592-0196-1413>

EPC Grade F



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, quality and appearance of the property is not guaranteed and no guarantee is given as to their quality or efficiency can be given. Made with Metagen 12/2025



Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com