

# HUNTERS<sup>®</sup>

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## Prospect Square

Cockfield, Bishop Auckland, DL13 5ED

Offers In Excess Of £220,000



Spacious three bed detached family. This stone built property has large gardens to the front and side, a driveway and single garage. There has been a new oil central heating system installed which has roughly 9 years of guarantee remaining. Pleasantly positioned within the rural village Cockfield within walking distance to local amenities including the convenience store, primary school and local doctors. The village is surrounded by open countryside, farmers fields and public walks. Nearby towns Bishop Auckland and Barnard Castle provide access to further facilities including schools, supermarkets, restaurants, high street shops and retail stores. The A688 is nearby leading to the A1(M), there is also a regular public bus service.

In brief this property comprises; an entrance hall, living room, dining room and kitchen to the ground floor whilst the first floor accommodates the three good sized bedrooms and family bathroom. Externally the property has lawned gardens to the front and side as well as a driveway and single garage with up and over door.



## Living Room

The main reception room is spacious and naturally bright, with a feature fireplace and dual aspect windows.

## Dining Room

The second reception room has ample space for a formal table and chairs with window to the front elevation.

## Kitchen

The kitchen is fitted with a range of wall, drawer and base units, complementing work surfaces and integrated appliances including an oven, microwave and hob. There is space for free standing appliances including a washing machine.

## Master Bedroom

The master bedroom is a generous king size with ample space for furniture.

## Bedroom Two

The second bedroom is another double sized room.

## Bedroom Three

The third bedroom is a spacious single.

## Bathroom

Comprising a low level WC wash hand basin and panelled bath with overhead shower.

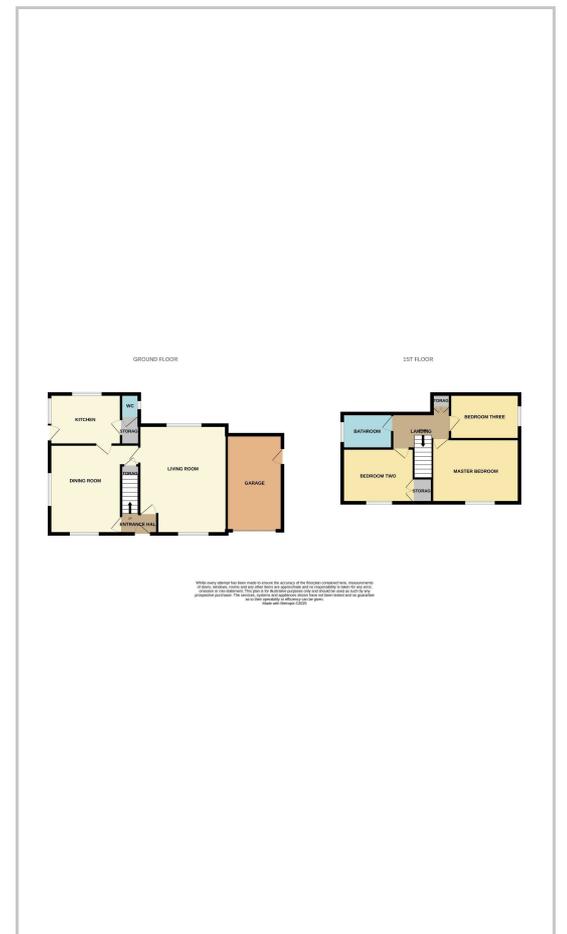
## External

Externally the property has lawned gardens to the front and side with flower borders as well as a driveway and single garage with up and over door.

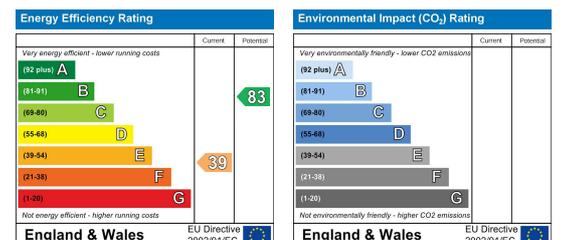
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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