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## Mayfield Terrace

Cockfield, Bishop Auckland, DL13 5EA

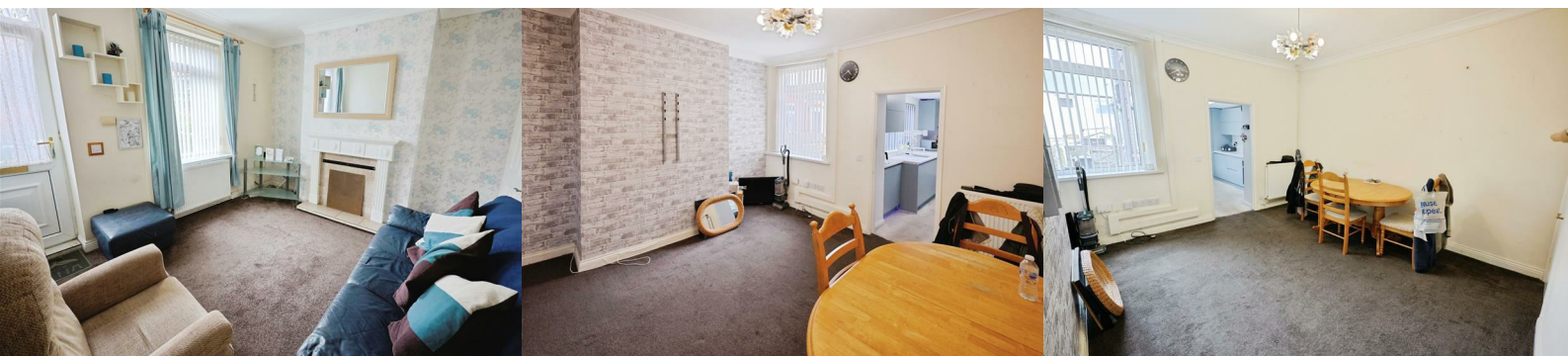
By Auction £59,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £59,000 \* BIDDING CLOSSES 21 JULY 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

Three bedroomed, mid terrace cottage located on Mayfield Terrace. Situated within the rural village of Cockfield, the property has access to a range of local amenities including cafes, convenience stores, schools and local shops. Further afield towns such as Bishop Auckland and Barnard Castle are easily accessed via the A688 and public bus services available in the village. These towns each provide further amenities including supermarkets, high street shops, retail stores and food outlets, while the ever-expanding Tindale Retail Park has the newly opened shopping complex.

In brief the property comprises; a living room, dining room, kitchen and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property has a small garden to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.



**Living Room 13'1" x 10'11" (4.0m x 3.34m)**

The living room is located to the front of the property, with ample space for furniture and window to the front elevation.

**Dining Room 13'1" x 13'0" (4.0m x 3.98m)**

The dining room is another good size reception room with window to the rear elevation.

**Kitchen 11'5" x 7'6" (3.49m x 2.31m)**

The kitchen is fitted with a range wall, base and drawer units, complementing work surfaces and sink/drainage unit. Benefiting from integrated appliances and window to the side elevation.

**Shower Room 6'6" x 6'6" (2.0m x 2.0m)**

The shower room contains a walk in shower, WC and wash hand basin.

**Master Bedroom 13'4" x 11'0" (4.08m x 3.36m)**

The master bedroom is a double bedroom with window to the front elevation.

**Bedroom Two 13'1" x 10'2" (4.0m x 3.11m)**

The second bedroom is a further double bedroom with window to the rear elevation.

**Bedroom Three 11'5" x 7'2" (3.5m x 2.2m)**

Spacious bedroom with window to the rear elevation.

**External**

Externally the property has a small garden to the front, whilst to the rear there is an enclosed yard with gated access into the back lane.

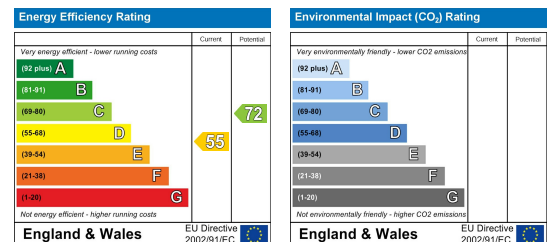
**Area Map**



**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.