

## 3 bed Terraced House for sale - £129,950

West End Terrace - Bishop Auckland



**Council Tax Band: A**

**EPC Rating: D**

COCKFIELD is a VILLAGE located on the edge of TEESDALE, good commuting access to Bishop Auckland, Darlington and the historic town of Barnard Castle. A well presented three bedroom terraced house with spacious lounge/dining room with multi fuel log burner, Kitchen includes intergrated Fridge/Freezer and dishwasher, ground floor bathroom with separate shower cubicle, two bedrooms with fitted robes, the loft has been converted with building regulations to a third bedroom. Externally is an enclosed rear yard with a cellar offering storage space. The property is fully double glazed with oil centralheating system.

**Bathrooms 1**

**Beds 3**



**SCAN FOR DETAILS**

- VILLAGE LOCATION OF COCKFIELD
- SUPERB THREE BEDROOM TERRACED HOUSE
- GROUND FLOOR BATHROOM

- LOFT CONVERSION
- ENCLOSED REAR YARD
- OIL CENTRAL HEATING SYSTEM

### **Entrance Vestibule**

Upvc double glazed entrance door into vestibule with stairsd to first floor landing.

### **Lounge/Diner 25' 0" x 12' 0" x 16' 0" (7.61m x 3.65m)**

UPVC Double glazed bay window to front, UPVC Double glazed window to rear, under stairs storage cupboard, multi fuel burner.

### **Kitchen 7' 0" x 10' 0" (2.13m x 3.05m)**

UPVC Double glazed window to side, matching wall and base units, One 1/2 bowl sink unit with mixer tap, induction hob, eye level oven/grill/microwave, fully tiled walls, plumbing for washing machine, integrated fridge/freezer and a dishwasher.

### **Inner Lobby to Rear**

UPVC Double glazed door to side out to the rear yard. Door into bathroom

### **Ground Floor Bathroom**

UPVC Double glazed window to side, Seperate Shower cubicle with shower off the mains, bath with mixer shower tap, cladding to walls, pedestal wash hand basin, low level W/C.

### **Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)**

UPVC Double glazed window to front, fitted wardrobes.

### **Bedroom Two 10' 0" x 12' 0" (3.05m x 3.65m)plus fitted wardrobes**

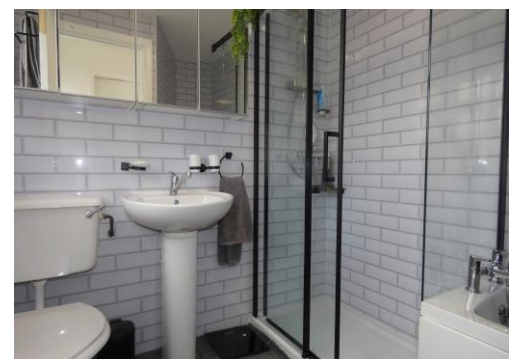
UPVC Double glazed window to rear, fitted wardrobes.

### **Bedroom Three (Loft)**

Velux window to the rear.

### **Externally**

Rear yard with timber gate, outhouse housing the boiler for the oil central heating system, cellar storage unit with power and light, Oil Tank.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

