

HUNTERS®

HERE TO GET *you* THERE



Front Street

Cockfield, Bishop Auckland, DL13 5ER

Offers In Excess Of £120,000



Stunning two bedroomed end of terrace property situated on Front Street, Cockfield. This family home benefits from a side extension along with a large enclosed garden to the rear with additional workshop/garage. Located in a quiet rural village with access to local amenities including the village primary school, convenience store, local shops and regular bus service leading to neighbouring towns. Nearby Bishop Auckland and Barnard Castle offer access to amenities such as supermarkets, secondary schools, restaurants, retail stores and healthcare services. The A688 is close by for commuters.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/dining room, home office, utility room and bathroom to the ground floor. The first floor consists of the master bedroom, second double bedroom and family bathroom. Externally, on street parking is available to the front while to the rear, there is a low maintenance enclosed rear yard laid with artificial turf and patio space ideal for outdoor furniture. There is an additional single garage which is fitted with power and be used as a home workshop.



Kitchen/Dining Room 12'7" x 15'5" (3.85m x 4.7m)
Large kitchen/dining room fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage with space for a free standing cooker, plumbing for a dishwasher and further free standing appliances. Ample space remains available for a dining table and chairs with window overlooking the rear garden.

Living Room 12'7" x 15'5" (3.85m x 4.7m)
Generously sized living room located to the front of the property with ample space for furniture, feature fire surround with a multi fuel burner and window to the front elevation allows lots of natural light.

Office 16'9" x 7'8" (5.13m x 2.34m)
The property has been extended to the side and is currently used as a home office but could also be used as a playroom or additional reception room.

Utility Room 5'11" x 9'10" (1.82m x 3m)
The utility room has a further range of cabinets and counters, boiler and with plumbing for a washing machine and tumble dryer. Stable door leading out to the garden.

Wet Room 5'10" x 7'6" (1.8m x 2.3m)
The wet room is equipped with a walk-in shower, WC and wash hand basin with frosted window to the side elevation.

Master Bedroom 13'1" x 14'9" (4m x 4.5m)
The master bedroom is a large double room with space for a king-sized bed and further furniture, benefiting from fitted wardrobes and large window to the front elevation.

Bedroom Two 7'1" x 12'9" (2.17m x 3.9m)
Another well-sized double bedroom with ample space for furniture and large window to the rear.

Bathroom 5'3" x 7'4" (1.62m x 2.24m)
The family bathroom is fitted with a corner shower cubicle, WC and wash hand basin.

External
Externally, on street parking is available to the front while to the rear, there is a low maintenance enclosed rear yard laid with artificial turf and patio space ideal for outdoor furniture. There is an additional large single garage which is fitted with power, oil tank and could be used as a home workshop.

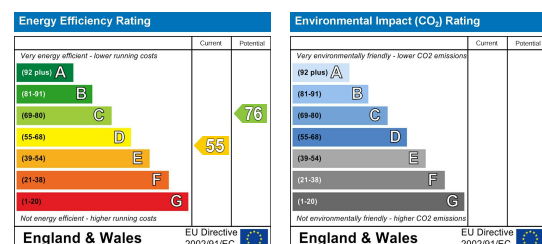
Area Map



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.

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>