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10 Prospect Square, Cockfield, Bishop Auckland, County
Durham, DL13 5ED

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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.

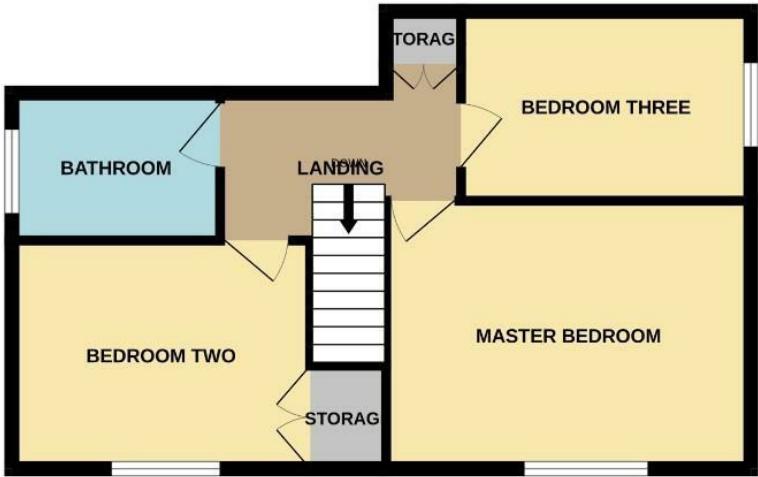
In brief this property comprises; an entrance hall, living room, dining room and kitchen to the ground floor whilst the first floor accommodates the three good sized bedrooms and family bathroom. Externally the property has lawned gardens to the front and side as well as a driveway and single garage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

Hunters Bishop Auckland Lettings 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

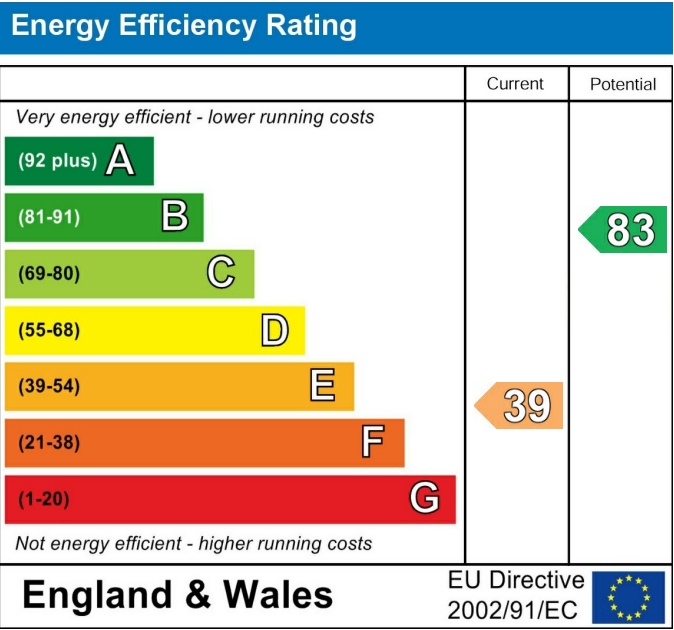
The third bedroom is a spacious single.

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.



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. 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.







