



Arthur Terrace, Cockton Hill, DL14 6BL
2 Bed - House
£97,500

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Arthur Terrace

Cockton Hill, DL14 6BL

Welcome to Arthur Terrace in Bishop Auckland, where an exceptional opportunity awaits you! This stunning house is a true gem, boasting a modern kitchen and bathroom that are sure to impress even the most discerning buyer.

Situated close to local amenities, convenience is at your doorstep. The property is extremely well presented throughout, offering a warm and inviting atmosphere from the moment you step inside.

Imagine enjoying your morning coffee in the lovely, low maintenance gardens at the front and rear of the property, providing a peaceful retreat from the hustle and bustle of everyday life.

The accommodation on offer briefly comprises: Entrance Lobby, Lounge, Dining Room and Kitchen to the ground floor whilst to the first floor there are two good sized bedrooms and family bathroom.

With the added bonus of a driveway and garage, parking will never be an issue again. Don't miss out on the chance to make this house your home - book a viewing today and experience the charm of Arthur Terrace for yourself!









GROUND FLOOR

Entrance Lobby

Lounge

13'2" x 10'10" (4.02 x 3.32)

Dining Room

13'2" x 11'6" (4.02 x 3.52)

Kitchen

10'5" x 6'5" (3.18 x 1.98)

FIRST FLOOR

Landing

Bedroom 1

11'10" x 10'10" (3.63 x 3.32)

Bedroom 2

13'1" x 8'0" (3.99 x 2.46)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 12Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621Min)

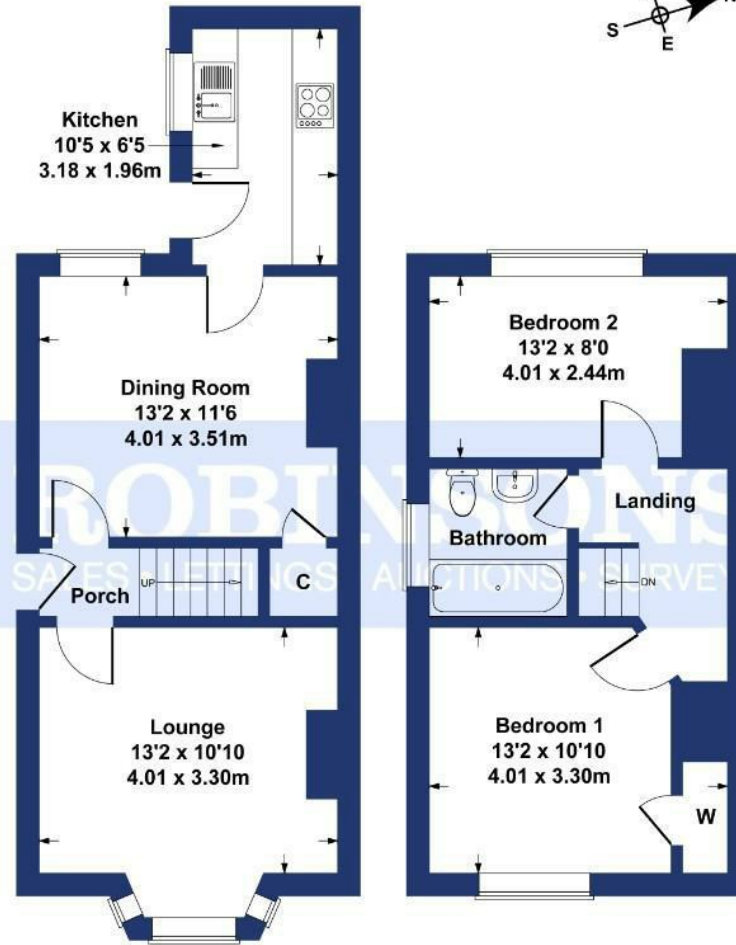
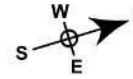
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Arthur Terrace

Approximate Gross Internal Area
774 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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