Vane Terrace, Cockfield, DL13 5EP
2 Bed - House - Mid Terrace
Offers In The Region Of £99,500

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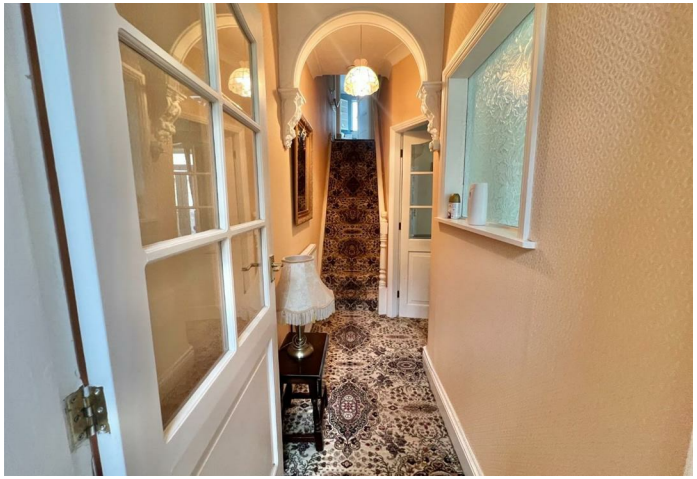
SALES • LETTINGS • AUCTIONS • SURVEYS

Vane Terrace
Cockfield, DL13 5EP



* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market, with the added benefit of no onward chain, this charming two-bedroom mid-terrace home, ideally situated in the sought-after village of Cockfield. Set back from the road and overlooking a pleasant grassed area with mature trees, the property enjoys a peaceful and attractive setting. Further benefits include oil central heating and UPVC double glazing throughout.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor. There are two spacious reception rooms, including a bright front-facing lounge with a bay window, and a rear reception room with French doors opening onto the yard, ideal for use as a dining room. The kitchen is generously sized and currently offers a blank canvas, with excellent potential to create a fantastic fitted kitchen to suit individual tastes.

To the first floor are two well-proportioned double bedrooms, a shower room featuring a walk-in shower enclosure, and a separate WC.

Externally, the property has a small forecourt garden to the front and an enclosed rear yard providing private outdoor space.

Cockfield is a popular village surrounded by beautiful countryside, offering an abundance of scenic walks and rural views, while remaining conveniently close to Bishop Auckland and its wide range of shopping, leisure, and everyday amenities.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

Agent Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - No
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Oil Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

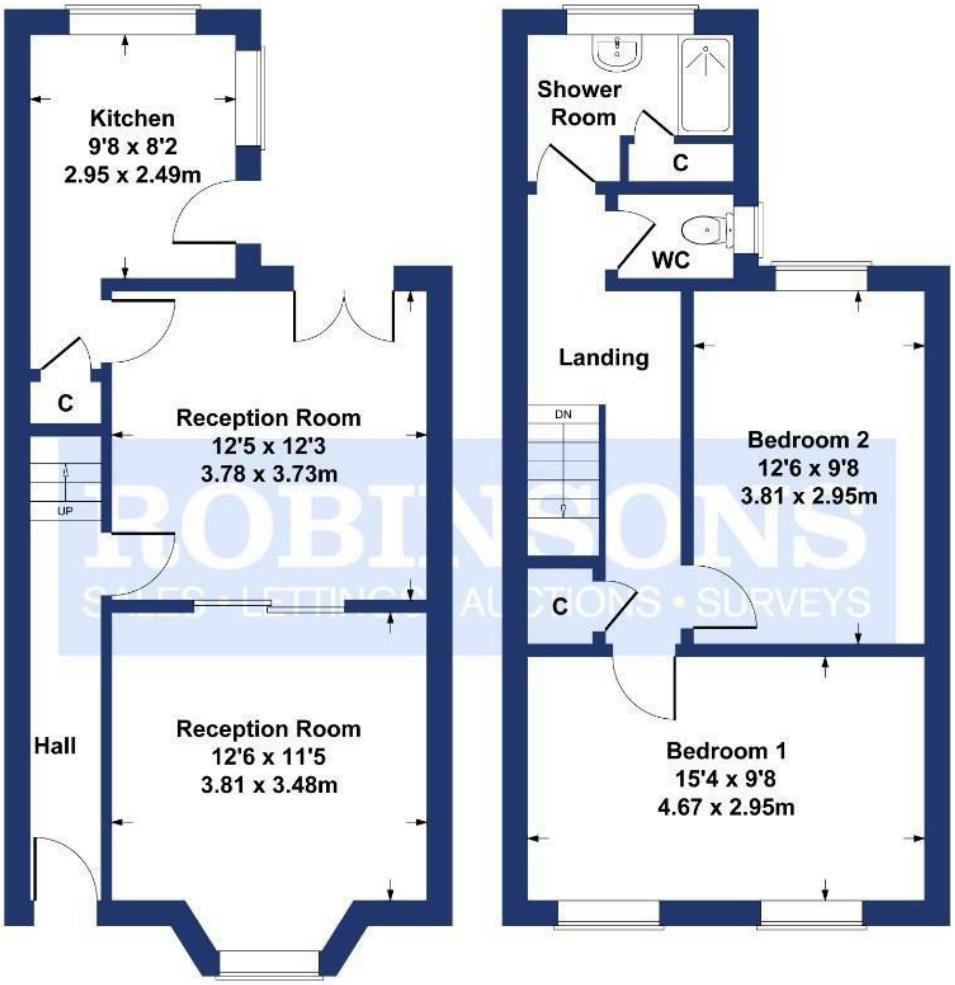
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – No
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Vane Terrace Cockfield

Approximate Gross Internal Area
938 sq ft - 87 sq m

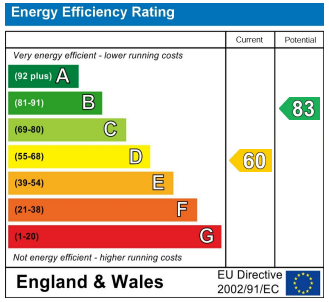


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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