



Rutland Avenue, Cockton Hill, DL14 6AY
2 Bed - House - End Terrace
£85,000

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Rutland Avenue Cockton Hill, DL14 6AY

Robinsons is delighted to present this charming end terrace house located on Rutland Avenue in the heart of Bishop Auckland. This well-maintained property, built in 1900, offers a comfortable living space of 980 square feet, making it an ideal choice for first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hallway that leads to an open lounge and dining room, perfect for entertaining guests or enjoying family time. The fully fitted kitchen is both practical and stylish, complemented by a useful utility/sunroom that provides additional space for everyday tasks.

The first floor boasts two generously sized bedrooms, offering ample room for relaxation and rest. The newly fitted bathroom is a standout feature, equipped with a full bath suite and a separate shower cubicle, ensuring convenience and comfort for all residents.

Externally, the property benefits from a rear yard, providing a private outdoor space for leisure activities or gardening. Additionally, there is ample on-street parking available, making it easy for you and your guests to come and go.

Situated in a central location, this home is just a short distance from local shops, schools, and various amenities, as well as excellent transport links, making it a practical choice for modern living. This delightful end terrace house is not just a property; it is a place to create lasting memories. We invite you to view this lovely home and discover all it has to offer.











GROUND FLOOR

Lounge

12'0" x 11'6" (3.66 x 3.51)

Dining Room

12'5" x 11'8" (3.80 x 3.56)

Kitchen

9'2" x 6'7" (2.81 x 2.01)

Utility / Sun Room

FIRST FLOOR

Landing

Bedroom 1

14'11" x 11'10" (4.55 x 3.61)

Bedroom 2

12'10" x 9'0" (3.93 x 2.75)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas 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 – Yes

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 – check with seller

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Rutland Avenue

Approximate Gross Internal Area
990 sq ft - 92 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. 2021

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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