



Comer Terrace, Cockfield, DL13 5DN  
2 Bed - House  
£92,000

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# Comer Terrace

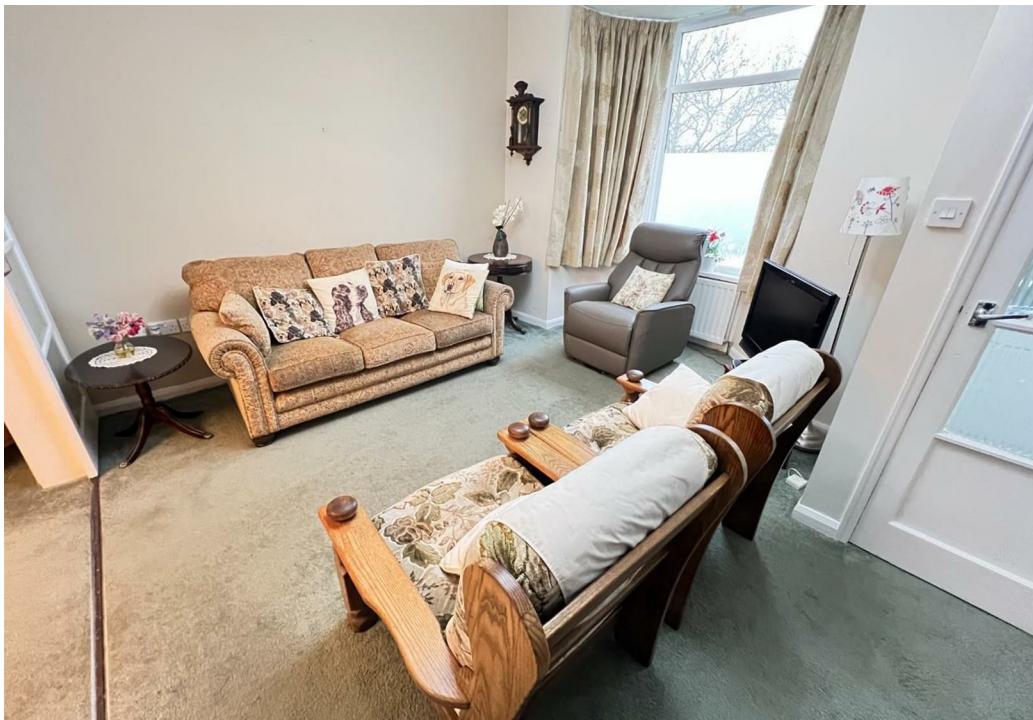
## Cockfield, DL13 5DN

Nestled in the semi rural village of Cockfield, Bishop Auckland, this exceptionally spacious mid-terraced house on Comer Terrace presents a wonderful opportunity for both first-time buyers and those seeking a tranquil retreat. With no onward chain, this property is ready for you to make it your own.

The house boasts two generous reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring comfort and privacy. The modern kitchen is designed for convenience, while the contemporary bathroom adds a touch of luxury to your daily routine.

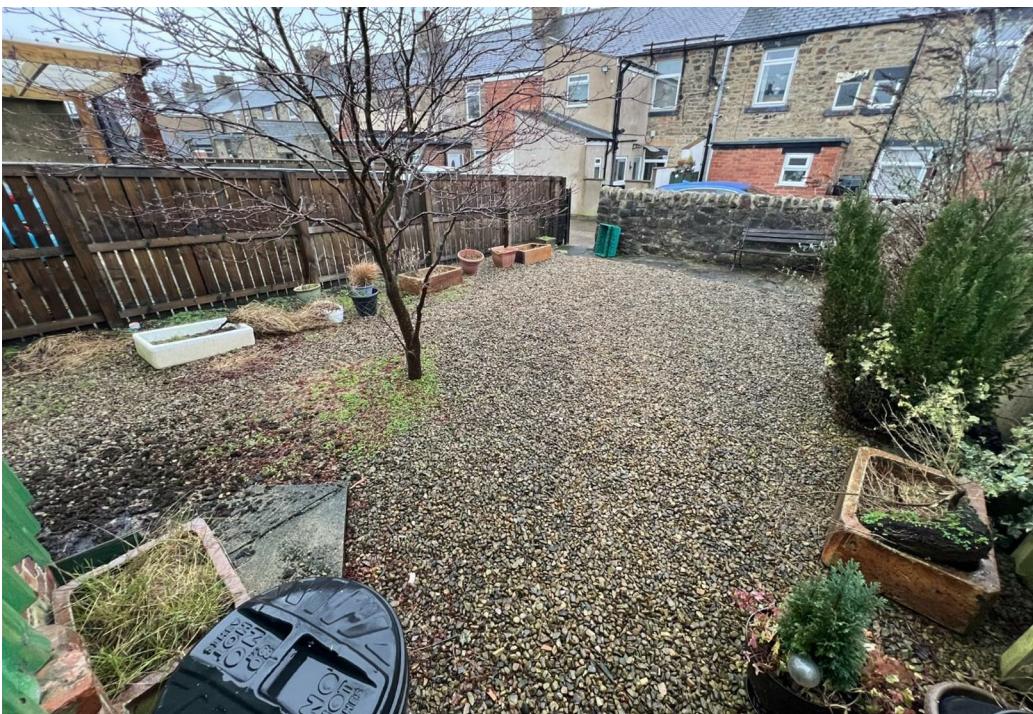
One of the standout features of this property is the picturesque countryside views that greet you from the front. The rear garden is gravelled, offering a low-maintenance outdoor space perfect for enjoying the fresh air. Additionally, the garden includes a single garage with pedestrian access, providing extra storage or parking options. Double doors open out onto a further access lane, enhancing the practicality of the property.

In summary, this mid-terraced house combines spacious living with modern amenities, all set against a backdrop of beautiful countryside. It is an ideal choice for those looking to embrace a peaceful lifestyle while still being within reach of local amenities. Don't miss the chance to view this delightful home.









## GROUND FLOOR

### Entrance Lobby

#### Lounge

14'1" x 10'9" (4.31 x 3.29)

#### Dining Room

13'1" x 11'1" (4.00 x 3.39)

#### Kitchen

10'2" x 10'0" (3.10 x 3.07)

#### Bathroom

## FIRST FLOOR

### Landing

#### Bedroom 1

14'1" x 10'11" (4.31 x 3.35)

#### Bedroom 2

13'0" x 11'0" (3.98 x 3.37)

## EXTERNAL

### AGENTS NOTES

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

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – Granted

Rights & Easements – Unknown

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 – Unknown

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.

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