



Beaumont Street, Cockton Hill, DL14 6BJ
2 Bed - House - Terraced
£85,000

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Nestled in the Cockton Hill area of Bishop Auckland, this extremely well presented two-bedroom house on Beaumont Street is a true gem, perfect for those seeking a comfortable and convenient home.

The location is particularly advantageous, being within walking distance of Bishop Auckland General Hospital, local schools, shops, and various recreational facilities. For those who commute, the property boasts excellent transport links, with the A688 leading to the A68, providing easy access to the A167 and the A1(M) for travel both North and South. Additionally, rail links to Darlington Railway Station ensure regular services to various destinations.

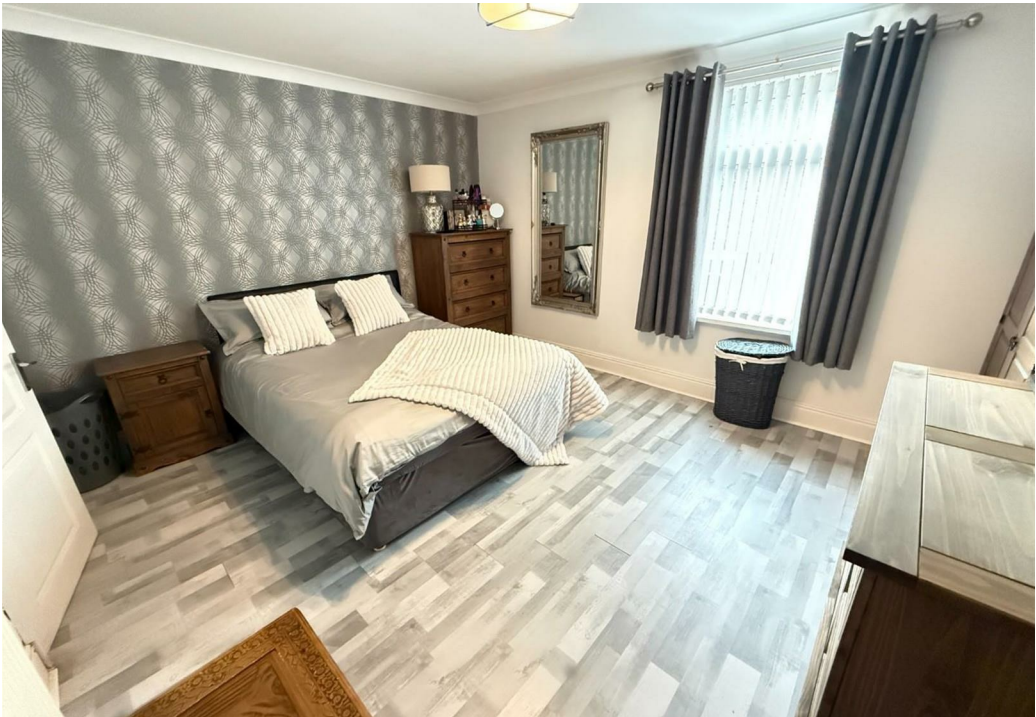
Upon entering, you are welcomed by a well-proportioned Lounge/Dining Room which offers a warm and inviting space for relaxation and entertaining. The modern kitchen is thoughtfully designed and recently refitted, making it a delightful area for culinary pursuits.

The first floor comprises two generously sized bedrooms, providing ample space for rest and relaxation. The family bathroom is equipped with a four-piece suite, ensuring convenience for all. An added bonus is the useful attic room, which can serve a variety of purposes, from storage to a creative space.

Externally, the property features an enclosed courtyard at the rear, complete with a pedestrian gate leading to a rear lane, enhancing accessibility. This home is a perfect blend of modern living and traditional charm, making it an ideal choice for families or professionals alike. Don't miss the opportunity to make this lovely property your own.









GROUND FLOOR

Entrance Lobby

Lounge/Dining Room

25'11" x 14'4" (7.90 x 4.39)

Kitchen

15'5" x 7'6" (4.71 x 2.31)

FIRST FLOOR

Landing

Bedroom 1

12'1" x 14'10" (3.70 x 4.54)

Bedroom 2

13'4" x 8'5" (4.08 x 2.59)

Bathroom

LOFT STORAGE

10'5" 9'11" (3.19 3.04)

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 - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

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 – N/A

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

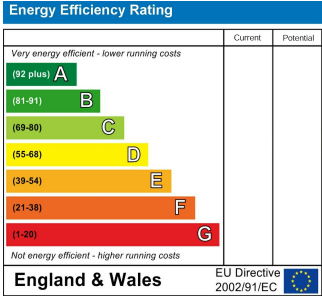
Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.



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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