



Cockton Hill Road, DL14 6HS
4 Bed - House - Terraced
£199,950

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Cockton Hill Road , DL14 6HS

Robinsons are delighted to offer to the sales market this substantial four-bedroom terraced home, providing spacious and versatile accommodation throughout, making it an ideal purchase for families and those seeking generous living space.

The property has undergone a programme of renovation in recent years and is presented to an excellent standard, while retaining many of the attractive character features synonymous with period homes in Bishop Auckland. Further benefits include gas central heating and double glazing throughout.

The internal accommodation briefly comprises an entrance vestibule leading into an impressive and welcoming hallway with staircase rising to the first floor. To the front of the property is a spacious lounge featuring a bay window, while a second large reception room offers flexible living space and could be utilised as a dining room, family room or additional lounge. The kitchen/dining room is fitted with a range of wall, base and drawer units, providing ample storage and space for appliances and a dining table. Completing the ground floor accommodation is a cloakroom/WC and a useful utility/storage room accessed from the rear yard.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a range of fitted wardrobes and a modern en-suite shower room. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC.

A further staircase from the first-floor landing leads to a spacious attic room which, subject to the necessary planning permissions and building regulations, may offer potential for conversion into additional bedroom or living accommodation.













Outside

Externally, the property benefits from a forecourt garden to the front and an enclosed rear yard, providing low-maintenance outdoor space.

Location

Conveniently positioned close to a range of local amenities, reputable schools and excellent transport links, this impressive home is sure to appeal to a variety of buyers.

Viewing

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 C Approx. £2331.00

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

Sewerage – Mains

Heating – Gas

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 – not known

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

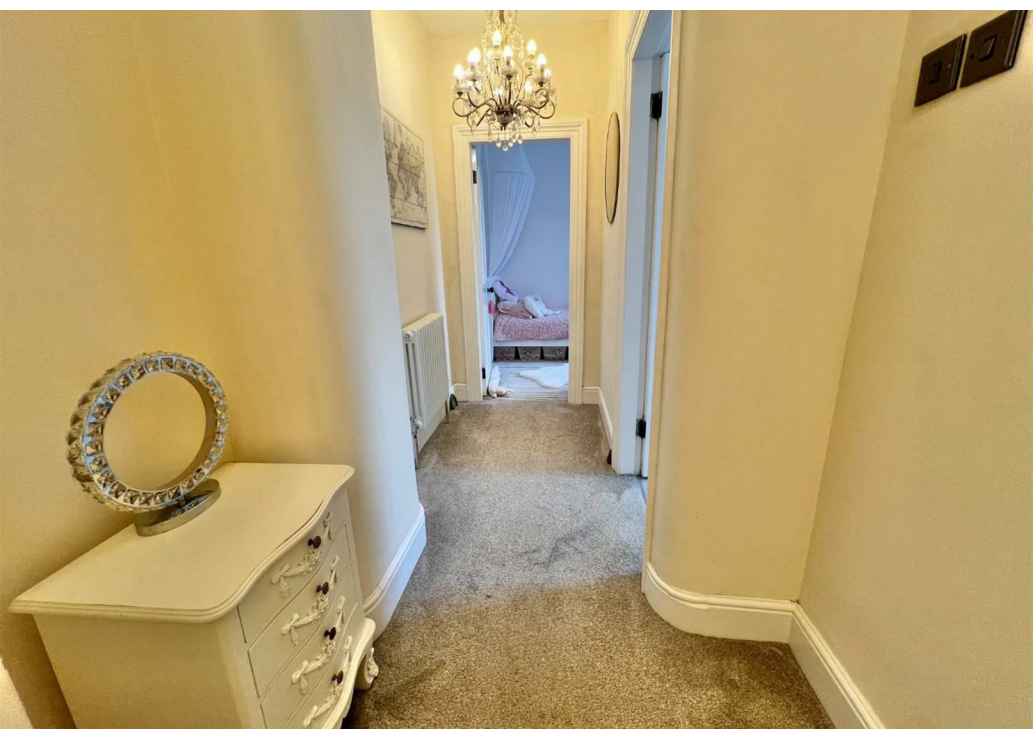
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

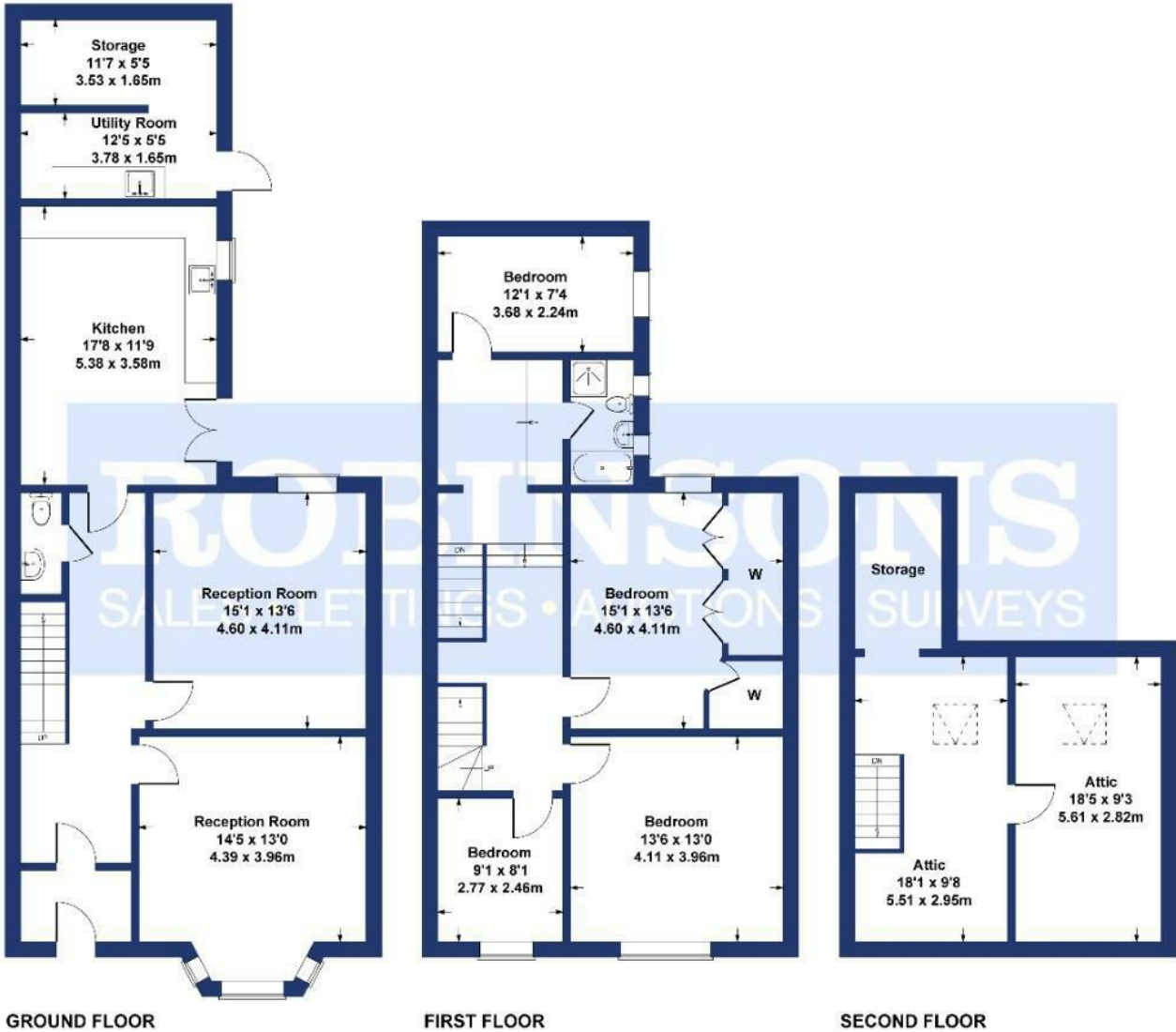
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



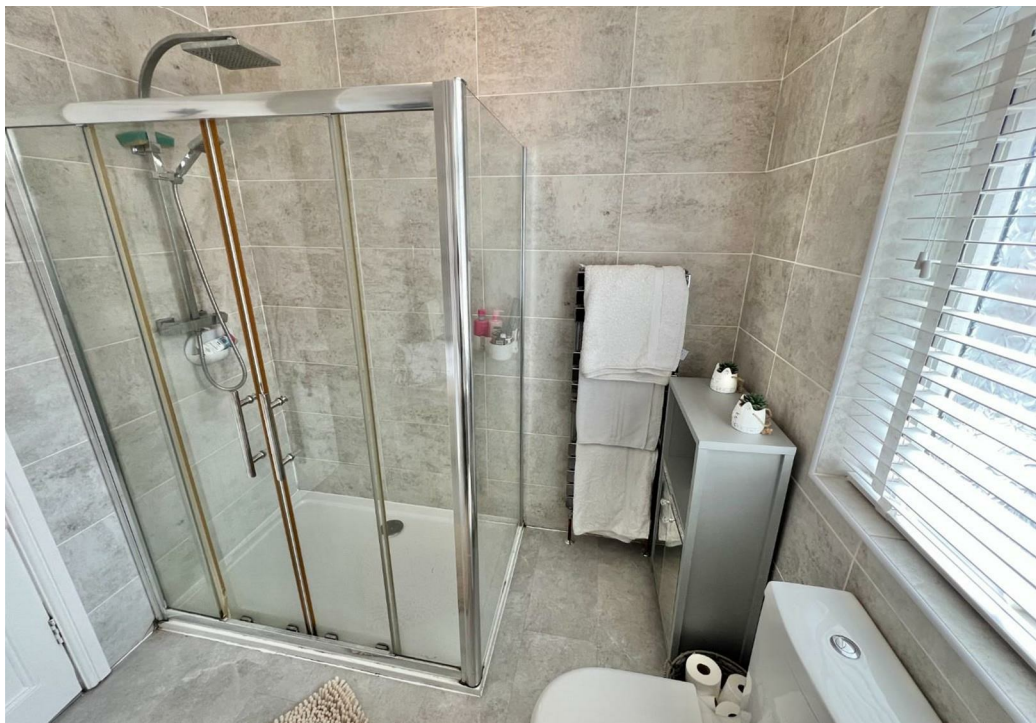
Cockton Hill Road Bishop Auckland

Approximate Gross Internal Area
2248 sq ft - 209 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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









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