



Cleveland Avenue, Cockton Hill, DL14 6AR
4 Bed - House - Semi-Detached
£175,000

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Cleveland Avenue Cockton Hill, DL14 6AR

Nestled on Cleveland Avenue in the town centre of Bishop Auckland, this stunning semi-detached house offers a perfect blend of modern living and classic charm. Built in 1935, this extended property boasts an impressive 1,453 square feet of well-designed space, making it an ideal family home.

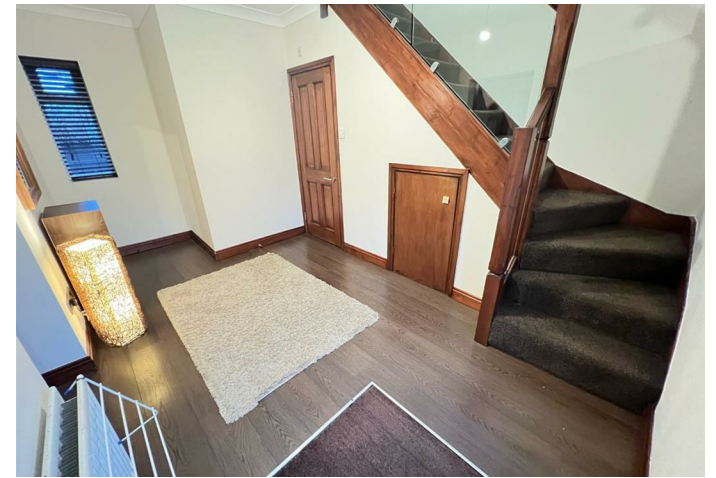
Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, perfect for both relaxation and entertaining. The house features four generously sized bedrooms, providing ample space for family members or guests. The two well-appointed bathrooms, including a bath and shower room, ensure convenience for busy mornings and leisurely evenings alike.

One of the standout features of this property is the useful outbuilding, equipped with power and lighting, currently serving as a gym. This versatile space could easily be adapted to suit your needs, whether as a home office, workshop, or additional storage.

The location is particularly advantageous, as it is situated close to the town centre and local amenities, allowing for easy access to shops, schools, and recreational facilities. Additionally, the property benefits from off-road parking, providing a secure and convenient solution for your vehicles.

This semi-detached house on Cleveland Avenue is not just a home; it is a lifestyle choice, offering comfort, space, and a prime location in Bishop Auckland. Whether you are a growing family or looking for a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this delightful house your new home.

To arrange a viewing please call Robinsons on 01388 458111

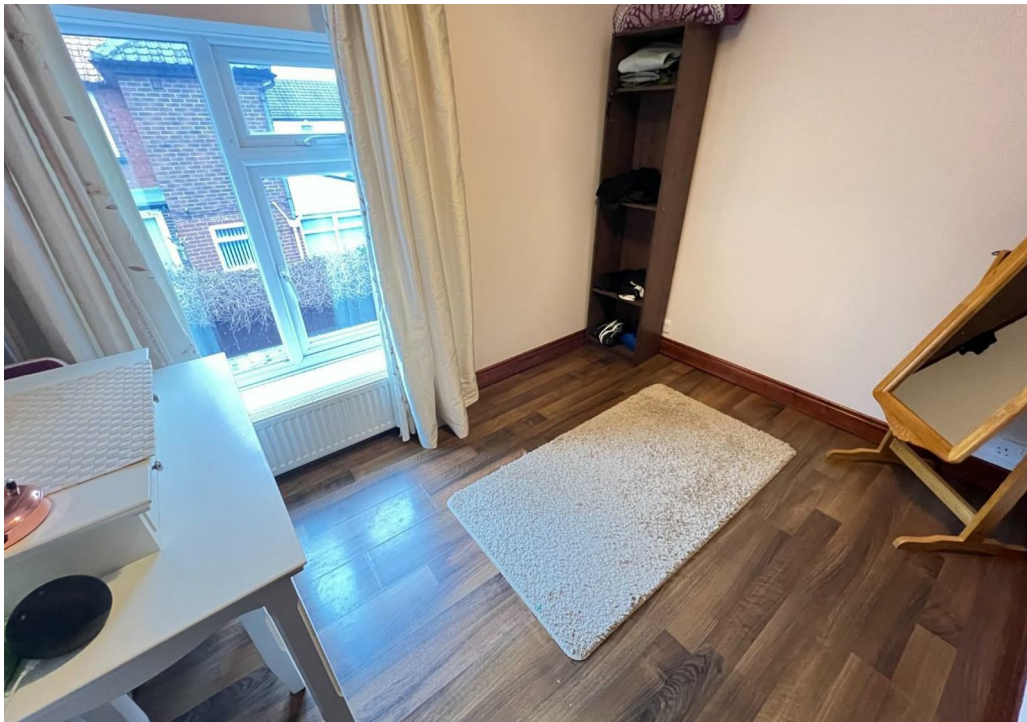












GROUND FLOOR

Entrance Hall

Lounge

17'11" x 11'2" (5.47 x 3.41)

Kitchen/Dining Room

17'11" x 10'6" (5.47 x 3.22)

Utility Room

10'0" x 6'4" (3.07 x 1.94)

Shower Room

FIRST FLOOR

Landing

Bedroom 1

11'8" x 11'3" (3.56 x 3.43)

Bedroom 2

10'7" x 8'5" (3.23 x 2.58)

Bedroom 3

9'6" x 7'4" 7'1" (2.91 x 2.24 2.18)

Bedroom 4

11'3" x 6'3" (3.43 x 1.92)

Bathroom

EXTERNAL

Outbuilding

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 15 Mbps, Superfast 55 Mbps,

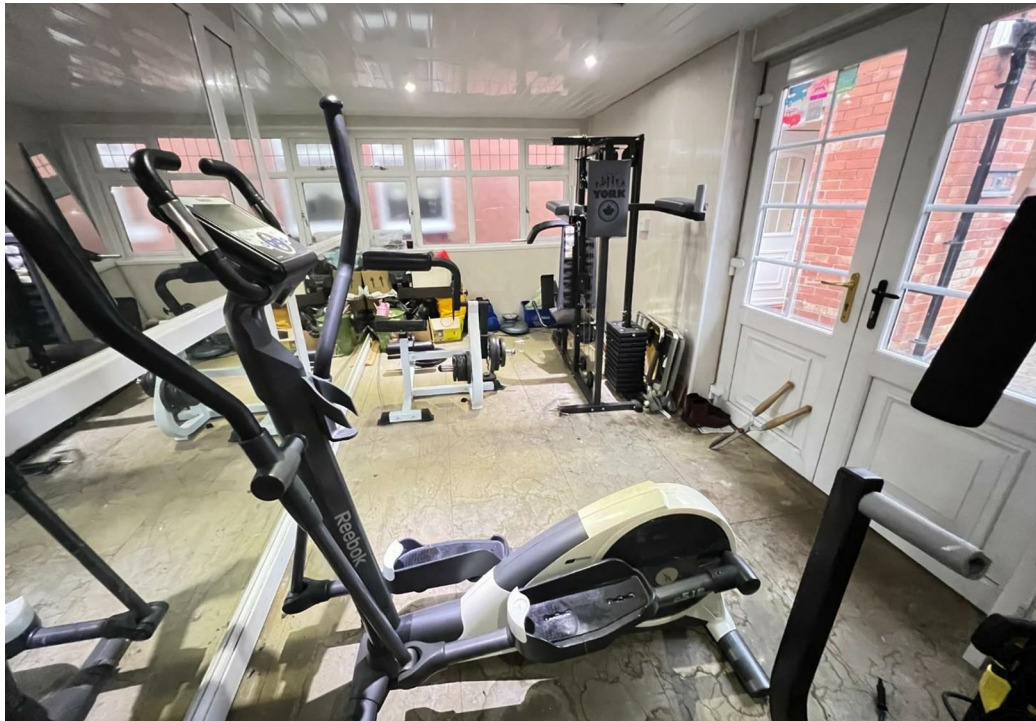
Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2161 Min)

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robinsons cannot accept liability for any information provided.

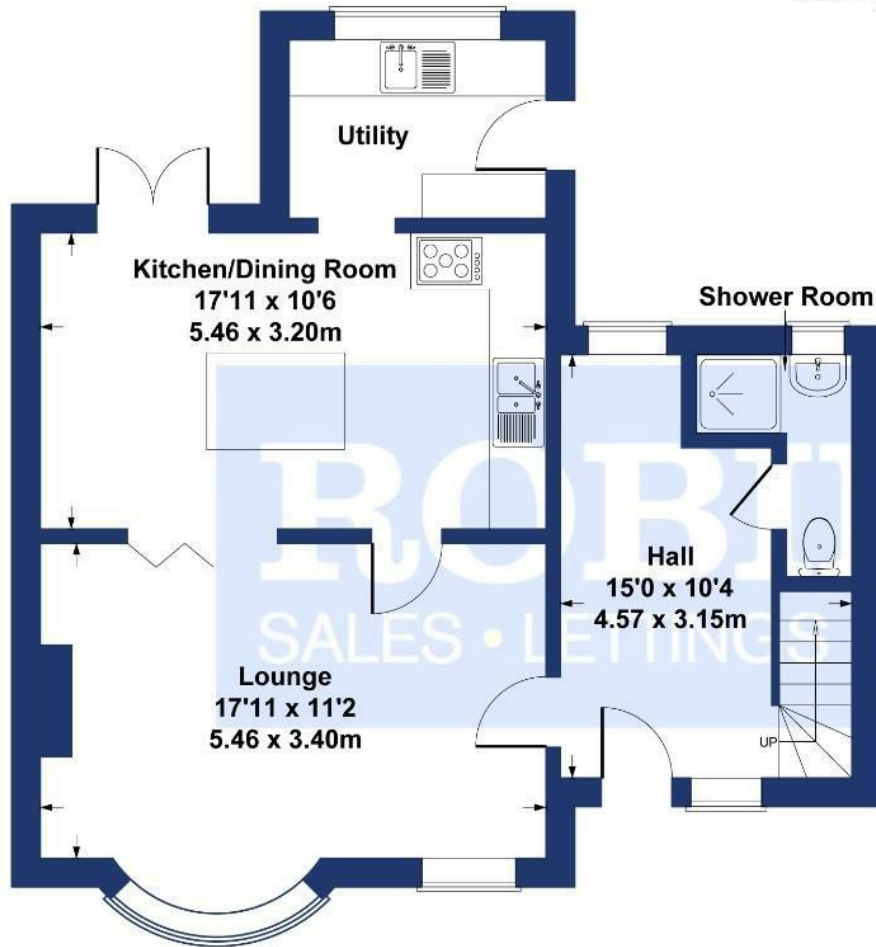


Cleveland Avenue

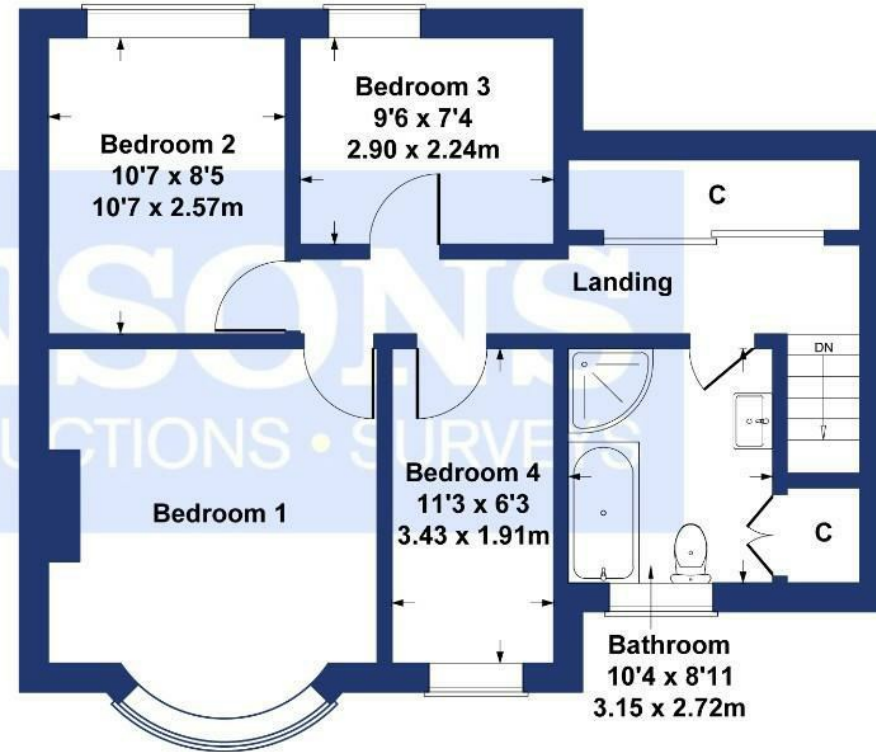
Approximate Gross Internal Area
1202 sq ft - 112 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C	74	
(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	



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. 2025

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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