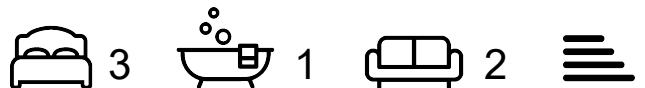




Manor Grove

Cockfield, Bishop Auckland, DL13 5DW

Price £160,000



Three bedroomed, detached property offered for sale with no onward chain. The property is located on Manor Grove in Cockfield, a semi rural village between Bishop Auckland and Barnard Castle. The village has local amenities including a recreation area at the bottom of the street, as well as a doctors surgery, pharmacy, post office, football pitch and primary school. Whilst further facilities are easily reached within the neighbouring towns and villages. There is a bus service through the village in both directions and the A688 is close by leading to the A1(M) both North and South.

In brief the property comprises, an entrance hall leading through into the living room, dining room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a large lawned garden to the front and rear, along with an outhouse and outside WC.



Living Room 14'7" x 10'5" (4.46m x 3.2m)
Spacious living room located to the front of the property with large bay window to the front elevation.

Dining Room 10'11" x 9'6" (3.35m x 2.9m)
The dining room is another good size reception room with window to the front elevation.

Kitchen 10'10" x 8'2" (3.32m x 2.5m)
The kitchen contains a range of wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drain unit.

Utility Room 16'4" x 9'10" (5.0m x 3.0m)
The utility room provides additional storage along with space for further free standing appliances.

Master Bedroom 14'8" x 10'6" (4.48m x 3.22m)
The master bedroom is a large double bedroom with window to the front elevation.

Bedroom Two 11'0" x 9'6" (3.37m x 2.9m)
The second bedroom is another double bedroom with window to the front elevation.

Bedroom Three 9'10" x 6'11" (3.0m x 2.11m)
The third bedroom is a good size room with window to the rear elevation.

Bathroom 6'6" x 5'10" (2.0m x 1.8m)
The bathroom is fitted with a panelled bath, WC and wash hand basin.

External
Externally the property has a large lawned garden to the front and rear, along with an outhouse and outside WC.

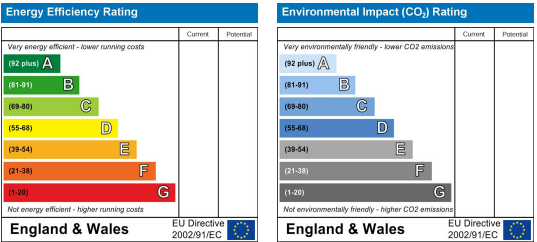
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.