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Coronation Terrace Cockfield, Bishop Auckland, DL13 5EB

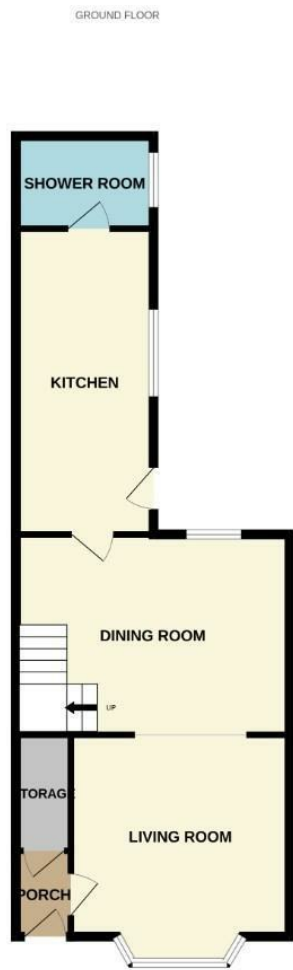
9 Coronation Terrace, Cockfield, Bishop Auckland, DL13 5EB

Price £150,000

Beautifully presented three bedroomed family home situated on Coronation Terrace in Cockfield. The property benefits from new windows, new bathroom & kitchen. Located in a quiet rural village with access to local amenities including the village primary school, convenience store, local shops and regular bus service leading to neighbouring towns. Nearby Bishop Auckland and Barnard Castle offer access to amenities such as supermarkets, secondary schools, restaurants, retail stores and healthcare services. The A688 is close by for commuters.

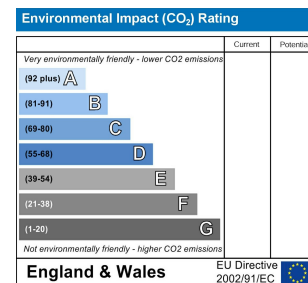
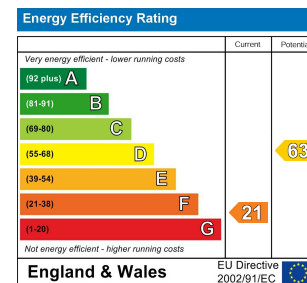
In brief the property comprises; an entrance hall leading through to the living room, dining room, kitchen, utility room/shower room. The first floor contains the master bedroom, second bedroom and family bathroom. Stairs ascend to the third bedroom on the second floor. Externally the property has a small courtyard to the front along with on street parking available. to the rear there is an enclosed yard with gated access to the rear lane. Across the lane there is a detached garage with a parking area in front.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Living Room

13'1" x 12'2"

Spacious and bright living room located to the front of the property, with ample space for furniture, multi fuel stove and bay window to the front elevation.

Dining Room

17'4" 12'0"

The second reception room is another good size, with space for a dining table and chairs, further furniture and window to the rear elevation.

Kitchen

18'1" x 8'2"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. It benefits from integrated appliances including; an oven, hob, overhead/extractor hood, fridge/freezer and space for further appliances.

Utility/Shower Room

7'10" x 5'7"

The utility area provides additional storage space and is fitted with a corner shower cubicle, WC and wash hand basin.

Master Bedroom

17'0" x 11'9"

The master bedroom is a generous double bedroom, with built in wardrobes and two windows to the front elevation.

Bedroom Two

11'9" x 11'1"

The second bedroom is another good size with window to the rear elevation.

Bathroom

8'2" x 7'10"

The bathroom has been recently refitted and contains a panelled bath, separate corner shower cubicle, WC and wash hand basin/

Bedroom Three

15'1" x 10'9"

The third bedroom is located on the second floor, allowing space for a double bed, further furniture and two skylights to the rear elevation.

External

Externally the property has a small courtyard to the front along with on street parking available. to the rear there is an enclosed yard with gated access to the rear lane.

Across the lane there is a detached garage with a parking area in front.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.







