



HUNTERS[®]
HERE TO GET *you* THERE

92 Manor Grove, Cockfield, Bishop Auckland, DL13 5DW

92 Manor Grove, Cockfield, Bishop Auckland, DL13 5DW

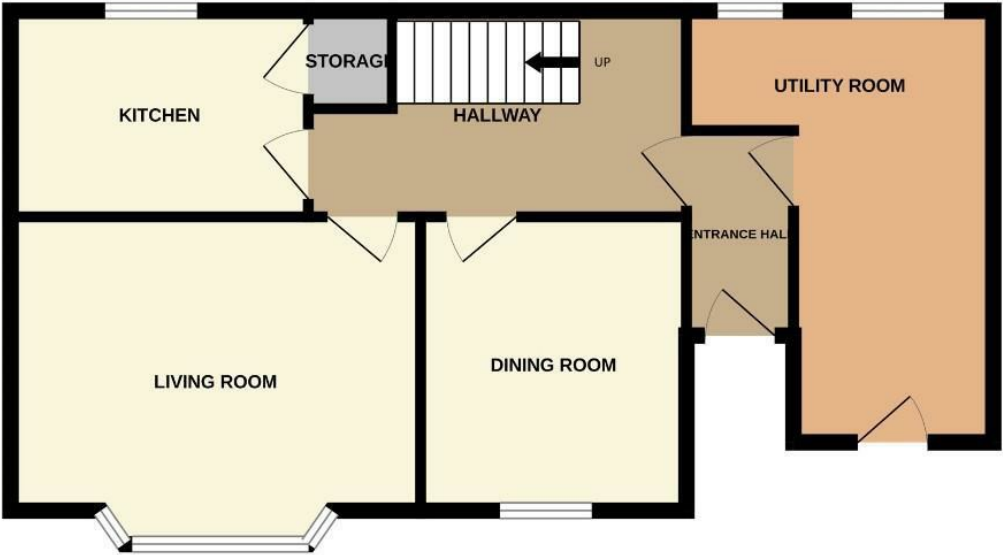
Price £160,000

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.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions
(92 plus) A				(92 plus) A
(81-91) B				(81-91) B
(69-80) C				(69-80) C
(55-68) D				(55-68) D
(39-54) E				(39-54) E
(21-38) F				(21-38) F
(1-20) G				(1-20) G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC		

Living Room

14'7" x 10'5"
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"
The dining room is another good size reception room with window to the front elevation.

Kitchen

10'10" x 8'2"
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"
The utility room provides additional storage along with space for further free standing appliances.

Master Bedroom

14'8" x 10'6"
The master bedroom is a large double bedroom with window to the front elevation.

Bedroom Two

11'0" x 9'6"
The second bedroom is another double bedroom with window to the front elevation.

Bedroom Three

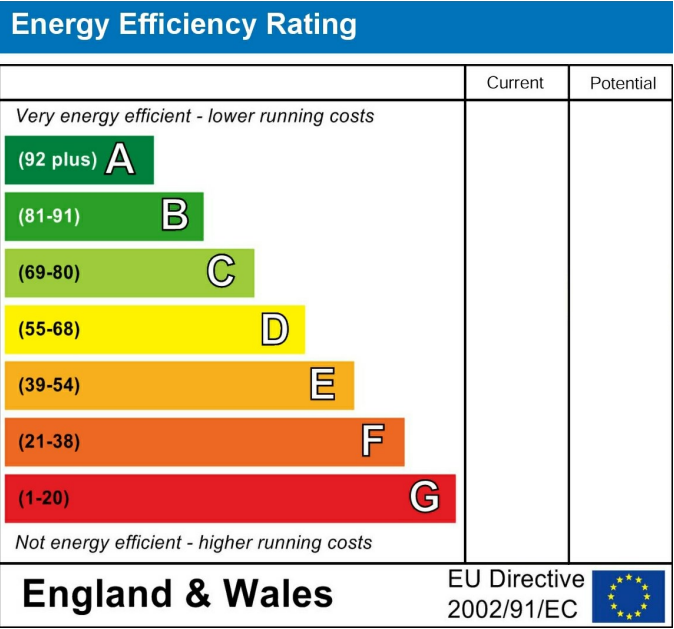
9'10" x 6'11"
The third bedroom is a good size room with window to the rear elevation.

Bathroom

6'6" x 5'10"
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.



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.









