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Model Terrace Cockfield, Bishop Auckland, DL13 5DX

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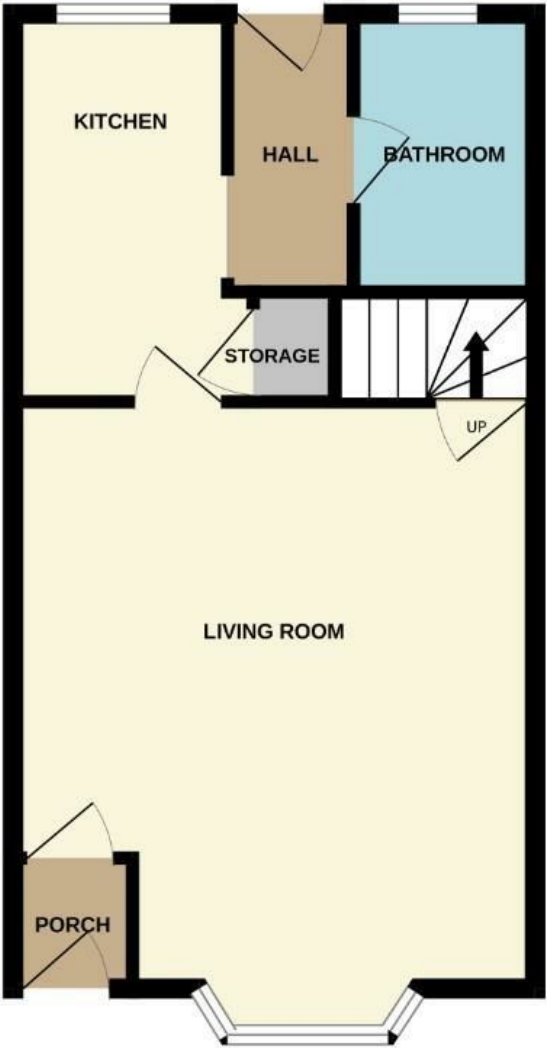
Price £70,000

Stone built two bedroomed terrace offered for sale with no onward chain on Model Terrace in Cockfield. This traditional property would be ideal for investors or homeowners alike, with lots of potential. Located in a quiet semi-rural village, which offers a range of local amenities, as well as being just a short distance from both Barnard Castle and Bishop Auckland. The nearby towns provide further facilities including supermarkets, secondary schools, retail stores and restaurants, whilst the village has a local primary school, convenience store and local stores. There's a regular bus service as well as the A688 close by for commuters.

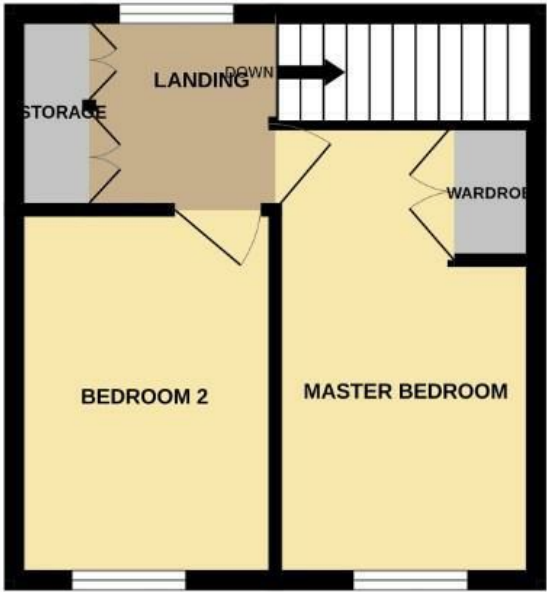
In brief, the property comprises; an entrance porch leading into the living room, kitchen and bathroom to the ground floor while the first floor consists of the two double bedrooms. Externally, there is a walled forecourt to the front where on street parking is also available. To the rear, there is a low maintenance enclosed yard with brick-built shed providing storage.

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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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
		78
	59	
EU Directive 2002/91/EC		
England & Wales		

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

Living Room

17'8" x 15'1"

The bright and spacious living room is located to the front of the property offering plenty of space for furniture, benefiting from an electric fire with feature surround. neutral decor and bay window to the front allowing lots of natural light.

Kitchen

11'9" x 6'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainer along with an integrated electric oven, hob and overhead extractor hood. Space is available for further free standing appliances.

Bathroom

6'6" x 5'2"

Ground floor family bathroom fitted with a bath, WC and wash hand basin.

Master Bedroom

14'9" x 9'2"

Large master bedroom offering space for a double bed and further furniture, with neutral decor, fitted wardrobe and window to the front elevation.

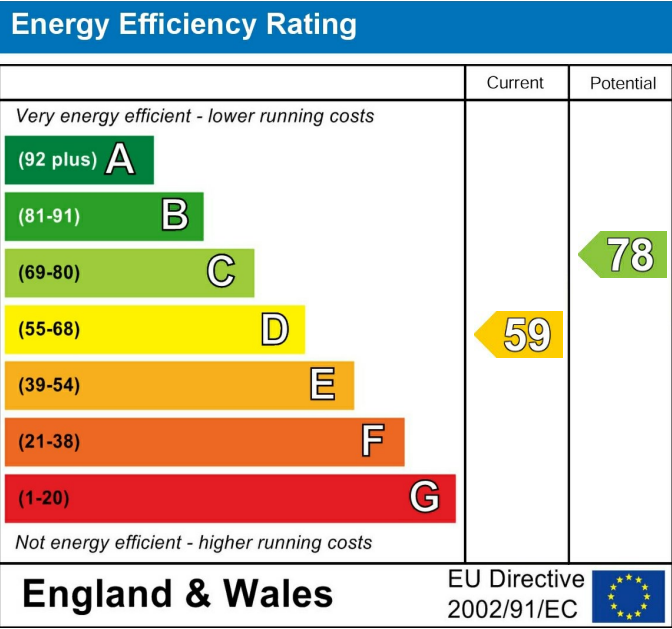
Bedroom Two

11'5" x 6'0"

Another well proportioned bedroom with neutral decor and window to the front elevation.

External

Externally, there is a walled forecourt to the front where on street parking is also available. To the rear, there is a low maintenance enclosed yard with brick-built shed providing storage.



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.

