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Cockton Hill Road Bishop Auckland, DL14 6BE



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Price £110,000

Four bedroomed, terraced property located on Cockton Hill Road in Bishop Auckland offered for sale with no onward chain. This property is just a short distance from the town centre and only approx. 1.8 miles from the Tindale Retail Park, which provides access to a variety of amenities such as supermarkets, food outlets, cafes, popular high street retail stores as well as both Primary and Secondary schools. There is an extensive public transport system in the area providing regular access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A689 is nearby and leads to the A1(M) both North and South.

In brief this property comprises; an entrance porch with traditional stained glass door leading through to the entrance hallway, living room, dining room, kitchen and utility room. The first floor accommodates the four bedrooms, bathroom and WC. Externally to the front is a courtyard, whilst to the rear is a good sized rear yard providing off street parking through double gates.

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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.  
Made with Metropix 62025

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Living Room**

13'1" x 14'9"

The main reception room is an impressive size, with a deep bay window providing lots of natural light, traditional coving and woodwork whilst there is ample space in this room for furniture.

**Dining Room**

13'4" x 13'5"

The second reception room is also a great size, with a large window providing lots of natural light, this room has ample space for a full length formal dining table with chairs as well as other key pieces of furniture.

**Kitchen**

13'6" x 10'11"

The kitchen is spacious and bright, fitted with a range of white wall, drawer and base units, a contrasting work surface and ample space for a cooker and table with chairs.

**Utility Room**

11'0" x 10'10"

The utility room provides additional space for appliances and storage.

**Master Bedroom**

13'5" x 13'7"

The master bedroom is a spacious king-size, with ample space for furniture. Window to the rear overlooking the yard.

**Bedroom Two**

13'3" x 12'5"

The second bedroom is a double size, with ample space for furniture and window to the front.

**Bedroom Three**

11'11" x 9'1"

The third bedroom is located to the rear, with a bay window providing lots of natural light, this room has ample space for a double bed.

**Bedroom Four**

9'3" x 7'4"

The fourth bedroom is a single, which could be utilised as a study or nursery.

**Bathroom**

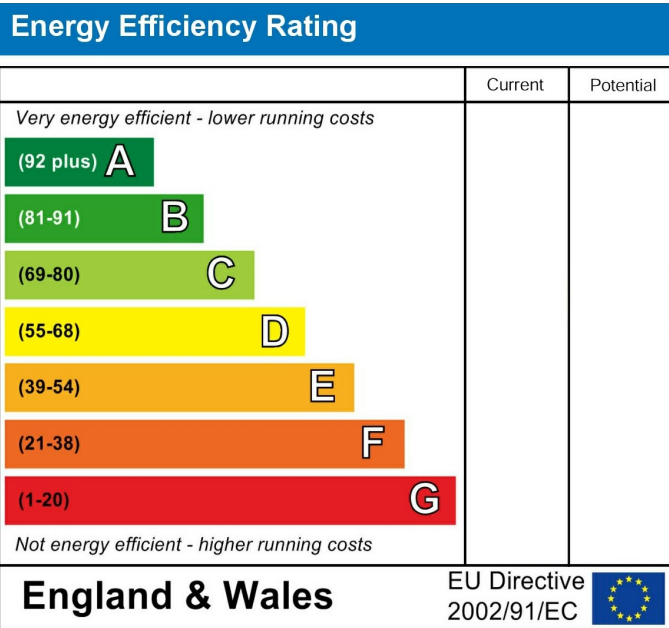
The bathroom comprises; a P-shaped bath with overhead shower, glass shower screen, wash basin with vanity unit and storage cupboard.

**WC**

Comprising low level wc.

**External**

Providing off street parking via double gates.



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.















