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Prospect Terrace

Cockfield, Bishop Auckland, DL13 5HA

Offers In Excess Of £100,000



Charming two bed roomed semi-detached cottage located on Prospect Terrace, Cockfield. Pleasantly positioned within the rural village, there is easy access to a range of local amenities including a convenience store, pub, food outlet, local shops and primary school. There is a regular public bus service the area, allowing for access to nearby towns and villages such as Bishop Auckland (approx. 8 miles) and Barnard Castle (approx. 9 miles) which have a further array of facilities including healthcare services, supermarkets, primary and secondary schools, popular high street stores, leisure facilities, restaurants and more. The A68 is close by, ideal for commuters.

In brief the property consists; an entrance hall leading through into the living room, separate dining room, kitchen, utility room, conservatory and bathroom to the ground floor. The first floor contains the two double bedrooms and storage room. Externally, to the front there is a walled forecourt offering views over the rolling country fields. To the rear, there is a further enclosed, low maintenance yard with a storage shed and parking space over the rear lane.



Living Room 10'2" x 11'8" (3.1 x 3.57)

Spacious living room benefiting from modern décor, feature open log fire and surround and large bay window to the front elevation providing plenty of natural light.

Dining Room 10'8" x 11'2" (3.26 x 3.42)

The second reception room is another great size, with room for a table and chairs and further free standing furniture.

Kitchen 9'2" x 9'4" (2.81 x 2.86)

Contemporary fitted kitchen containing a range of wall, base and drawer units, contrasting work surfaces, up stands and sink/drain unit. There is space for free standing appliances such as a range style oven, dishwasher, and fridge/freezer unit. Window to the side elevation.

Utility Room 7'3" x 8'10" (2.23 x 2.71)

Separate utility room with space for a washing machine and further work surface space.

Conservatory 8'0" x 11'0" (2.46 x 3.36)

The conservatory is a great additional living space with room for free standing furniture and door leading into the rear yard.

Bathroom 7'4" x 8'6" (2.25 x 2.61)

The bathroom is fitted with a panelled bath, glass shower screen and overhead shower, along with a WC and wash hand basin. Opaque window the rear elevation.

Master Bedroom 11'6" x 12'0" (3.51 x 3.68)

Large master bedroom with space for a king sized bed and further free standing furniture, built in wardrobe and window to the front elevation.

Bedroom Two 9'4" x 9'6" (2.87 x 2.91)

The second bedroom is another large double room currently utilised as a home office with window to the rear.

External

Externally, to the front there is a walled forecourt offering views over the rolling country fields. To the rear, there is a further enclosed, low maintenance yard with a storage shed and parking space over the rear lane.

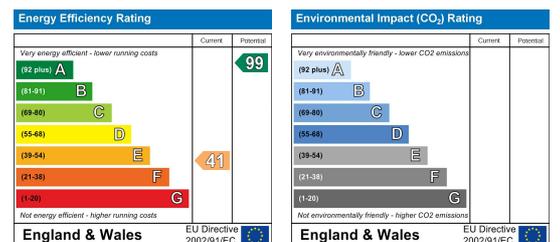
Area Map



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.

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