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Staindrop Road, Cockfield

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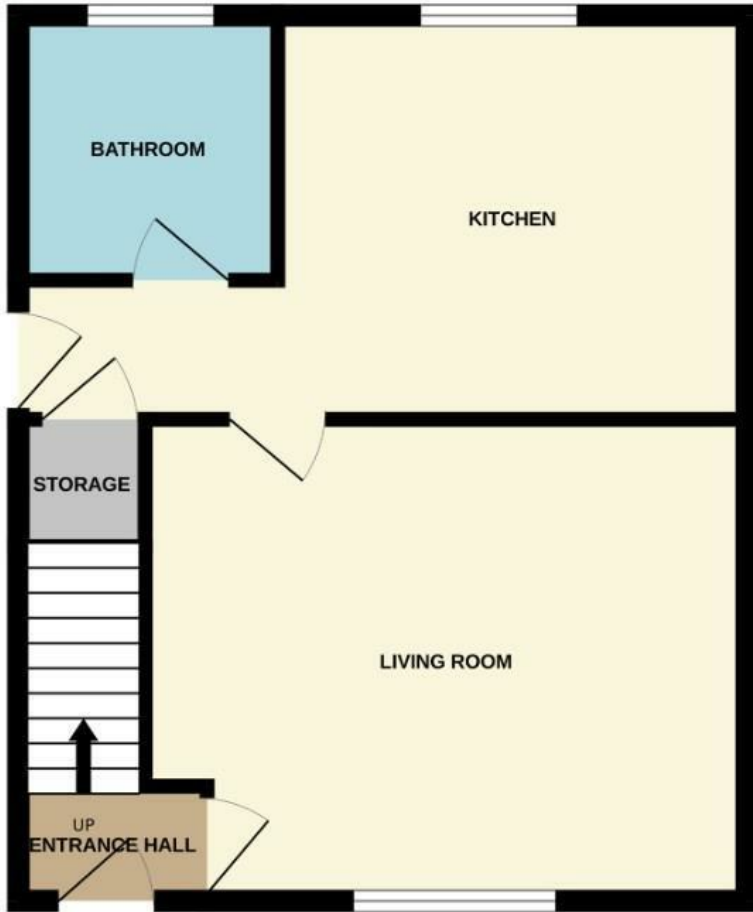
Price £120,000

Well presented three bedroomed semi detached family home offered for sale on Staindrop Road in the quiet semi rural village Cockfield. Set within a generous plot including large front and rear lawned gardens this property will appeal to a variety of buyers from first time buyers to growing families. This property has planning permission approved for a double side extension to further its potential. The village provides access to a range of local amenities including convenience store, local shops and primary school. There is a regular bus service leading to neighbouring villages and towns. Both Bishop Auckland and Barnard Castle provide further access to amenities including supermarkets, high street shops, retails stores and food outlets whilst the ever expanding Tindale Retail Park has the new cinema/bowling and shopping complex opening in summer 2024.

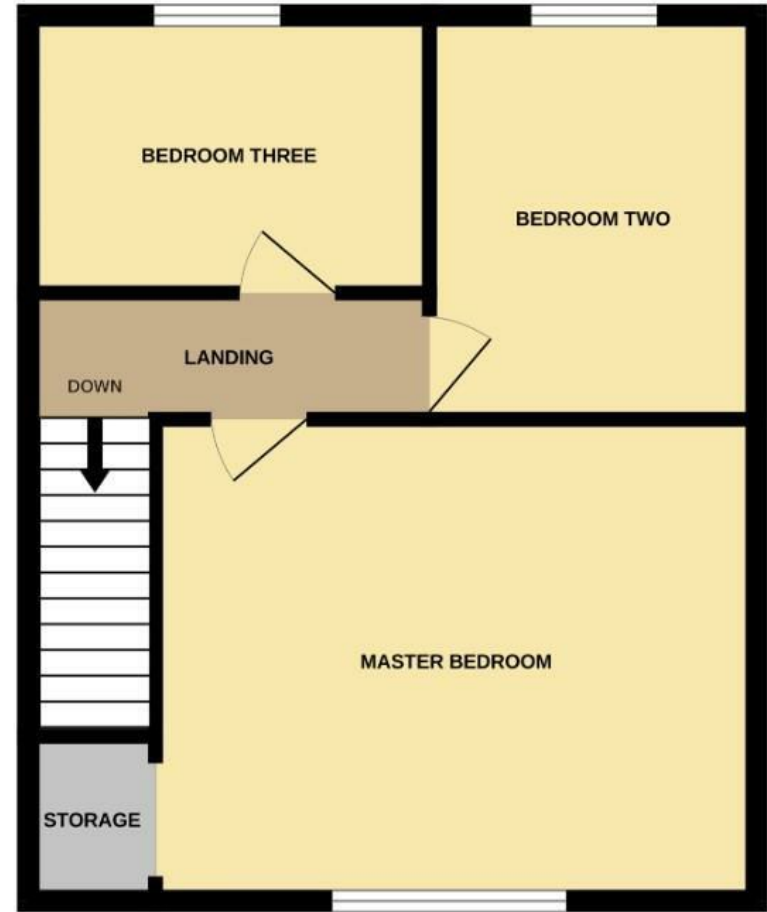
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property has large front and rear gardens, mainly laid to lawn with decking areas for outside furniture. On street parking is available nearby.

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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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		58	
England & Wales		EU Directive 2002/91/EC	

Living Room

15'8" x 12'7"

Spacious living room located to the front of the property, benefiting from ample space for furniture, coal fire with feature surround and window to the front elevation.

Kitchen

12'2" x 10'6"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated electric oven, hob and overhead extractor hood and space for further free standing appliances.

Bathroom

6'10" x 6'6"

The bathroom is fitted with a

panelled bath, overhead shower, WC and wash hand basin.

Master Bedroom

15'8" x 9'3"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

14'1" x 8'6"

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

Bedroom Three

10'5" x 9'10"

The third bedroom is a single room with window to the rear elevation.

External

Externally the property has a lawned garden to the front and

rear, as well as on street parking available. To the rear garden has open lawned garden along with raised decking ideal for outdoor furniture.





