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Front Street Cockfield, Bishop Auckland, DL13 5DJ

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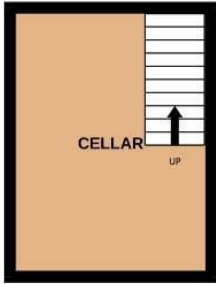
Asking Price £170,000

A unique opportunity to purchase this three bedroomed semi detached family home, formally two houses built in 1842 which have been converted into one large property. Situated in Cockfield a quiet rural village with access to local amenities including the village primary school, convenience store, doctors, hairdresser, local shops and regular bus service leading to neighbouring towns. Nearby Bishop Auckland and Barnard Castle offer access to amenities such as supermarkets, secondary schools, restaurants, retail stores and healthcare services. The A688 is close by for commuters.

The property benefits from biomass heating system, solar panels, alarm system, conservatory and garden. In brief the property comprises; an entrance hall leading into the dining room, living room, kitchen, cloakroom and conservatory to the ground floor, The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has a private low maintenance garden with multiple storage sheds, coal bunker, raised flower beds, shrubs and patio areas ideal for outdoor furniture. To the front on street parking is available whilst to the rear there is off street parking as well as a single garage.

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BASEMENT



GROUND FLOOR



FIRST 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

14'4" x 13'5"

Bright and spacious living room, benefiting from neutral decor, ample space for furniture, multi fuel stove and two windows providing lots of natural light.

Dining Room

13'5" x 9'10"

The second reception room is another good size, with space for a table and chairs, further furniture, electric fire with feature marble fire place and window to the front elevation.

Kitchen

19'8" x 11'5"

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

Conservatory

9'6" x 8'2"

The conservatory is a great addition to the property providing a further seating area overlooking to the garden.

Cloakroom

5'10" x 2'11"

Fitted with a WC and wash hand basin.

Master Bedroom

13'9" x 12'5"

The master bedroom provides space for a king sized bed, further furniture, built in double and triple wardrobes with sliding doors and dual aspect windows.

Bedroom Two

13'5" x 9'10"

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

Bedroom Three

11'5" x 9'10"

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

Bathroom

14'9" x 6'2"

The bathroom contains a panelled bath with handheld shower fitting, corner shower cubicle, WC and wash hand basin.

Cellar

13'1" x 8'6"

Cellar providing additional storage.

External

Externally the property has a private low maintenance garden with raised flower beds, shrubs and patio areas ideal for outdoor furniture. To the front on street parking is available whilst to the rear there is off street parking as well as a single garage.

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.







