



Cockton Hill Road

Bishop Auckland DL14 6BG

By Auction £105,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- For Sale via Online Auction. T and C's apply
- EPC Grade D
- Spacious Kitchen

- Four Bedrooms
- Two Reception Rooms
- Ground floor WC and UTILITY

- Terraced
- Gas Central Heating
- First Floor Bathroom

SOLD VIA SECURE SALE ONLINE AUCTION. TERMS AND CONDITIONS APPLY. STARTING BID £115,000.

We are delighted to offer to the market this lovely ready made family home located in Bishop Auckland, a short walk into the TOWN CENTRE where there are a range of amenities, schooling and recreational facilities. This property in brief has undergone some renovation works in recent years whilst retaining some original features, deep skirting boards, ceiling rose and coving and briefly comprises of entrance vestibule, inner hallway, TWO RECEPTION ROOMS - lounge and dining room with a spacious and welcoming KITCHEN to the rear with WC and UTILITY beyond. To the first floor there are FOUR BEDROOMS and family bathroom, whilst to the rear is an enclosed yard area allowing OFF ROAD PARKING if required. To the front a forecourt garden with steps to the front door.

Ground Floor

Entrance Vestibule

Access via a composite entrance door, tiled flooring and a door leading into the inner hallway.

Inner Hallway

Stairs rise to the first floor, access to a under stair storage cupboard.

Lounge

14'01" x 16'06" (4.29m x 5.03m)

Located to the front elevation of the property having wooden bay window, electric fire set on granite hearth and inset and central heating radiator.

Dining Room

12'04" x 14'00" (3.76m x 4.27m)

Located to the rear elevation of the property with wooden window overlooking the yard, decorative fire surround and central heating radiator.

Breakfast Kitchen

19'05" x 10'01" (5.92m x 3.07m)

Fitted with an extensive range of base and wall units with decorative glass display cabinets, laminate work surfaces over, stainless steel sink unit with UPVC window above and further UPVC window. Ample space for free standing appliances and for a range style cooker, breakfast bar seating area, central heating radiator and a door leading into the utility area. Under counter lighting, ceiling spot lights and grey wood effect laminate flooring.

Utility

10'01" x 7'09" (3.07m x 2.36m)

Having space and plumbing for washing machine and other appliances as required, door leads to the rear and window.

WC

Having WC and storage space if required.

First Floor

Landing

Stairs rise from the inner hallway and provide access to the first floor living accommodation via a split level staircase.

Bedroom One

12'05" x 14'00" (3.78m x 4.27m)

Located to the rear elevation of the property having wooden window and central heating radiator.

Bedroom Two

13'04" x 12'01" (4.06m x 3.68m)

Located to the front elevation of the property having wooden window and central heating radiator.

Bedroom Three

6'10" x 10'01" (2.08m x 3.07m)

Also located to the front elevation of the property having wooden window and central heating radiator.

Bedroom Four

10'06" x 6'11" (3.20m x 2.11m)

Located to the rear elevation of the property having wooden window and central heating radiator.

Family Bathroom

Fitted with a four piece suite comprising corner shower cubicle with electric shower, free standing roll top bath with central taps, WC and wash hand basin, obscured window, central heating radiator and ceiling spot lights.

Exterior

To the front of the property gated access and steps lead to the front door with an area laid to lawn bounded by mature shrubs. Whilst to the rear of the property is an enclosed yard area, with electric roller shutter door allowing off road parking if required.

Energy Performance Certificate

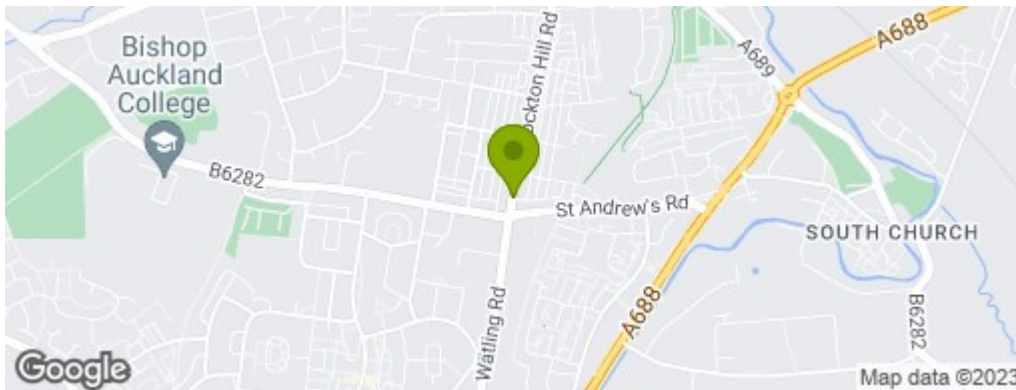
To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8638-7822-6029-8146-4902>

EPC Grade D



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 quantity or efficiency can be given. Made with Metrepro 12/22



Property Information

Council Tax Band C - Durham County Council
Tenure - Freehold

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