

Church Square, Cockfield, Bishop Auckland DL13 5AE

Asking Price: **£57,500**

EPC Rating: **E**



We are delighted to market for sale this charming and charismatic TWO BEDROOM end terrace cottage located in the quaint and picturesque village of Cockfield and available to the market with NO ONWARD CHAIN. The property is perfectly situated to provide semi-rural living with countryside village location and the benefit of all required amenities, shops, recreation facilities and schooling within nearby Bishop Auckland and Barnard Castle. Internal viewing will reveal accommodation set over two floors comprising of Lounge with feature multi fuel burning stove and Kitchen / Dining Room to the Ground Floor. To the First Floor are Two Bedrooms and Family Bathroom. Externally there is an enclosed low maintenance Garden to the Front.

43 High Street, Spennymoor DL16 6BB

Tel: 01388 810500

info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

LOUNGE With frosted double glazed entry door and double glazed window to the front elevation, feature fireplace and hearth incorporating solid fuel multi burning stove, stairs to first floor accommodation, under stairs storage cupboard, electric storage heater, telephone and television connection points. Decorated with colour washed wall coverings and laminate floor covering.

KITCHEN With frosted double glazed entry door and double glazed window to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink with mixer tap, plumbing for automatic washing machine, electric cooker point and electric storage heater. Decorated with part tiled and colour washed walls and cushioned floor covering.



FIRST FLOOR

LANDING With access to loft space and all first floor rooms. Decorated with colour washed wall coverings and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, electric panel heater and over stairs wardrobe. Decorated with colour washed wall coverings and laminate floor covering.

BEDROOM TWO With double glazed window to the rear elevation and electric panel heater. Decorated with colour washed wall coverings and laminate floor covering.

BATHROOM With frosted double glazed window to the rear elevation, fitted with a suite comprising of: panelled bath with electric shower, push button wc and wash hand basin and electric blow heater. Decorated with pvc panelled and colour washed walls and cushioned floor covering.



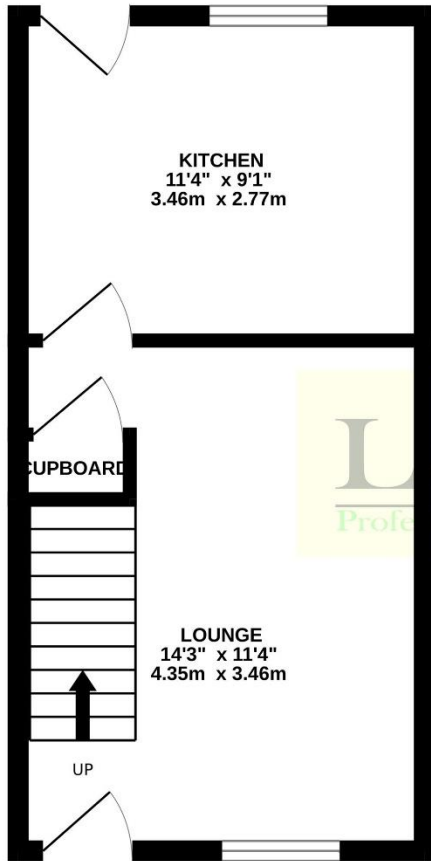
EXTERNAL

To the front of the property is an enclosed, low maintenance garden. To the side of the property is an outbuilding for storage purposes.

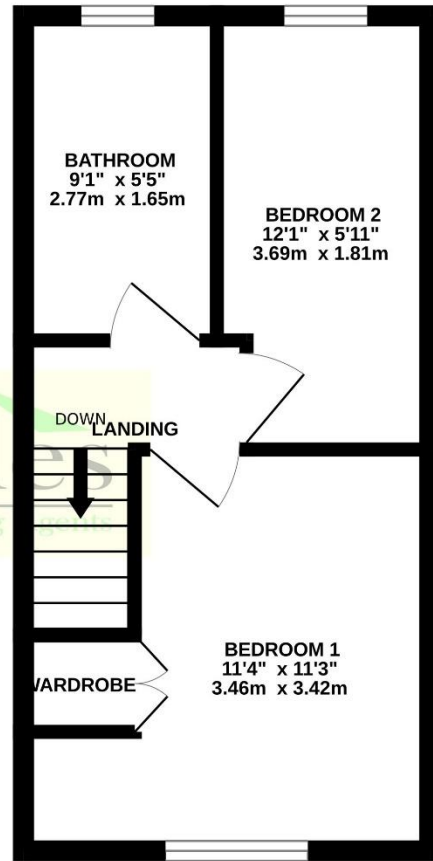
COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 sq.m.) approx.

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 ©2024

These particulars should not be relied upon as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale.

Measurements are approximate and provided for guidance purposes only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. Services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested and if in any form of doubt purchasers should seek professional advice to ensure satisfaction. The vendor does not give and neither Langdales Estate & Lettings Agents nor any person employed as an agent for Langdales Estate & Letting Agents has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property. These particulars, including photography were prepared by Langdales Estate & Letting Agents in accordance with the sellers instructions.

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB