



106 Cockton Hill Road Bishop Auckland

- 4 Bedroom Period Town House
- Extended to the Rear
- NO ONWARD CHAIN
- Three Reception Rooms
- Attached Garage to Rear
- VIEWING ESSENTIAL

Offers In The Region Of 189,950

106 Cockton Hill Road

A rare opportunity has arisen to purchase an outstanding 4 Bedroom Period residence set within a prominent position in this sought after area of Bishop Auckland approximately 13 miles South West of the City of Durham, Newcastle-Upon-Tyne is approximately 35 miles away and there are good transport links with the A689 trunk road giving direct access to the A1. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity.

This immaculately presented property retains a wealth of stunning original features which have been painstakingly restored and work in harmony with a range of contemporary fixtures and fittings throughout.

Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating and benefitting from Upvc Double Glazing throughout, the internal accommodation briefly comprises, Entrance Vestibule, Reception Hallway with staircase rising to the first floor, dual aspect Lounge Diner, Family Room, fitted Kitchen, Utility Room and Ground Floor Cloakroom W/c.

To the first floor there is a spacious landing leading to four ample sized Bedrooms and a Family Bathroom.

Externally there is an enclosed low maintenance garden to the front of the property. To the rear, an enclosed courtyard with gated access to the rear lane. A Garage with electric door, provides off road parking facilities.

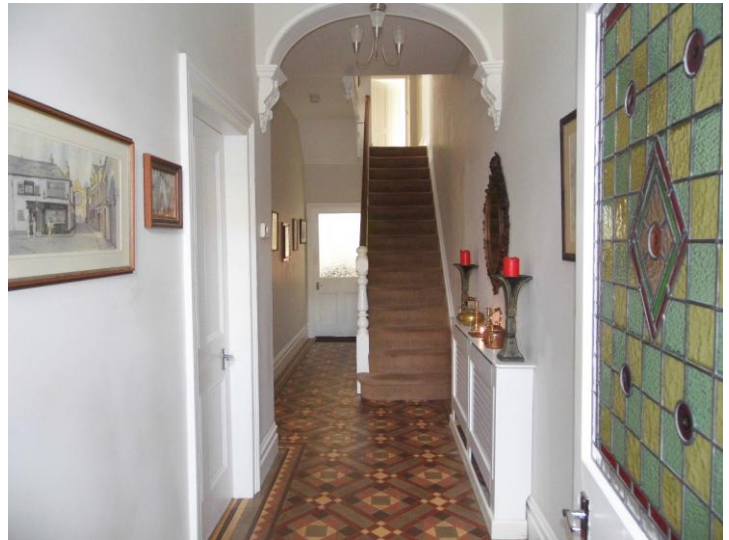
In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore only an internal inspection will suffice to truly appreciate the accommodation on offer.

Entrance Vestibule

Original mosaic floor tiles, internal door and side panels half glazed with restored stained glass, storage cupboard housing alarm panel and electric meter.

Reception Hallway

The sense of space becomes apparent on entering the hallway with its sweeping spindle staircase with mahogany balustrade, rising to the first floor, original mosaic tiled flooring, corbelled archway, cornice and ceiling rose.



Lounge: 14'8 x 13'7 (4.47m x 4.14m)

A lovely room of generous proportions with bay window to the front elevation, feature sash windows and original wooden panelling. Cornice to ceiling, double central heating radiator and television aerial point. Square arch to dining room.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Dining Room: 14'2 x 12'4 (4.32m x 3.76m)

Providing ample space for family dining and entertaining. Cornice to ceiling, double central heating radiator and double glazed sash window to the rear elevation.



Family Room: 22'1 x 10'9 (6.70m x 3.28m)

A substantial extension to the original property, creating an extremely impressive third reception room. Double glazed French doors and windows overlooking the rear courtyard, two contemporary panel radiators, cornice to ceiling, recessed spot lights and under stair storage cupboard. Open plan to kitchen.



Kitchen: 14'5 x 7'1 (4.39m x 2.16m)

A well equipped kitchen fitted with a contemporary range of high gloss base and wall units with complimentary work surfaces and tiled splash backs over one and a half bowl stainless steel sink unit. Integrated appliances to include, stainless steel oven and microwave, five burner hob with chimney style extractor hood, larder unit and useful pan drawers, fridge/freezer and dishwasher. Double glazed window and four large skylights set into a vaulted ceiling allowing an abundance of natural light to the room. Door to utility area.



Utility Area

Space and plumbing for washing machine and tumble dryer, wall mounted combi boiler and double glazed rear door.

Cloakroom W/c

Fitted with a white suite comprising, low-level w/c and wash hand basin, tiled splash backs and flooring. Opaque double glazed window.

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First Floor Landing

Turned spindle staircase rising to spacious galleried landing with double glazed window to the side elevation, double central heating radiator and corbelled arch. Doors to:

Bedroom One:

14'8 x 12'4 (4.47m x 3.76m) incorporating fitted robes

Situated to the front of the property with double glazed sash window, extensive range of fitted wardrobes to one wall and double central heating radiator.



Bedroom Two: 14'3 x 12'4 (4.34m x 3.76m)

Double bedroom with double glazed sash window to the rear elevation, fitted storage cupboard, television aerial point, double central heating radiator and original cast iron fireplace.



Bedroom Three: 12'1 x 7'4 (3.68m x 2.24m)

Ample sized third bedroom with double glazed sash window to the side elevation and double central heating radiator.

Bedroom Four: 11'9 x 6'8 (3.58m x 2.03m)

Double glazed sash window to the front elevation and double central heating radiator.

Family Bathroom

High quality fixtures and fittings including panelled bath with mixer tap and shower attachment, separate corner shower cubicle, twin wash hand basins and low-level w/c. Upvc panelled ceiling cladding with recessed lights, part tiled walls, chrome heated towel rail, double glazed sash window, granite flooring and skirting.



Externally

To the front of the property there is an enclosed low maintenance garden with stone wall boundary, to the rear of an enclosed courtyard with granite flooring. Pedestrian door to the garage and gated access to the rear lane.

Garage

Single attached garage with double electric roller shutter door, ample storage space, security alarm, water supply, power and lighting.



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