



RYAN JAMES

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A bespoke & personal service, defined by expertise.



110 Cockton Hill Road, Bishop Auckland DL14 6BE

£155,000

An opportunity to purchase this large, well presented, Victorian, Five bedroom family home offering versatile accommodation over three floors. The property is located on the popular Cockton Hill Road area of Bishop Auckland with excellent commuter links and only a short distance from both Tindale retail park & Town Centre. The accommodation comprises of an entrance hall with understairs storage cupboard, a lounge, a dining room, a fitted kitchen with integrated appliances, a galleried first floor landing, a master bedroom suite, a further three double bedrooms, a house bathroom, the second floor boasts a huge double bedroom with sky light window. To the exterior of the property there is an enclosed private rear yard & attached garage providing ample off street parking. With the added benefits of double glazing, gas central heating, viewing is recommended to appreciate the size, aspect, presentation and flexibility of this Town Centre property. Energy rating 'D'.



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The Accommodation Comprises

Entrance Lobby

With double glazed door to the front elevation and single glazed stained glassed timber framed door opening to the hallway.

Hallway

With stairs leading to the first floor, tiled flooring, ceiling cornice, double glazed door to the side elevation, radiator and understairs storage cupboard.

Lounge

18'3 x 13'9 (5.56m x 4.19m)

With double glazed bay window to the front elevation, original feature fireplace sitting on a marble hearth in decorative timber surround, exposed timber floor boards, timber framed panelling, ceiling cornice, TV & telephone point and radiator.

Dining Room

14 x 12'4 (4.27m x 3.76m)

With double glazed window to the rear elevation, feature fireplace sitting on a marble hearth with decorative surround, exposed timber floor boards and radiator.

Kitchen

18'4 x 10'9 (5.59m x 3.28m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, larder unit, one and a half bowl drainer sink unit with mixer taps over, Inglenook fireplace housing double Range master stove with chimney style extractor hood, plumbing for a washing machine, tiled splashbacks, tiled floor, radiator and double glazed window to the side elevation & door to the attached garage to the rear.

First Floor Landing

A galleried first floor landing with spindle staircase, double glazed window to the side elevation, stairs to the second floor and sizeable storage cupboard.

Bedroom One

14'2 x 10'7 (4.32m x 3.23m)

With double glazed window to the front elevation, fitted wardrobes, exposed timber floor boards and radiator.

Bedroom Two

14'11 x 10'9 (4.55m x 3.28m)

With double glazed window to the rear elevation, fitted wardrobes, exposed timber floor boards and radiator.

Bedroom Three

6'10 x 11'5 (2.08m x 3.48m)

With double glazed window to the front elevation and radiator.

Bedroom Four

11'9 x 7'3 (3.58m x 2.21m)

With double glazed window to the side elevation, laminate floor covering and radiator.

House Bathroom

Including a three piece suite comprising of a rolled top bath tub, Jack & Jill wash hand basin set in vanity unit, high level traditional chain pulled cistern wc, wall mounted vertical towel radiator, exposed timber floor boards and double glazed window to the rear elevation.

Second Floor

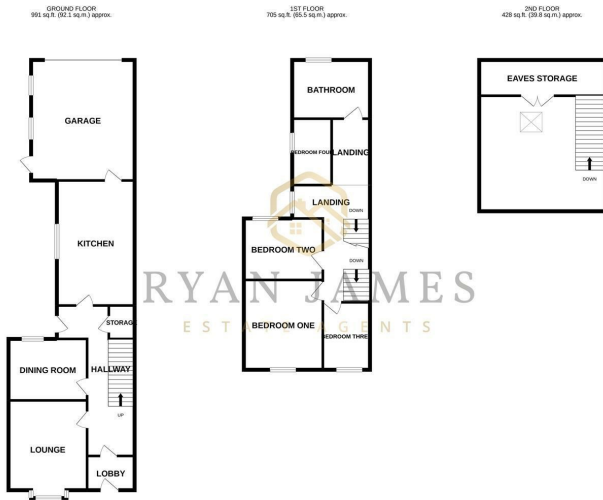




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Bedroom Five

17'9 x 11'5 (5.41m x 3.48m)

With sky light to the rear elevation, laminate flooring, eaves storage and radiator.

Exterior

Front Garden

Enclosed, walled boundaries, front garden accessed via a wrought iron gate, laid mainly to lawn for easy maintenance with mature hedging.

Garage

10'10 x 15'9 (3.30m x 4.80m)

With up & over garage door, light & power and two double glazed windows to the side elevation.

Rear Courtyard

An enclosed rear courtyard with raised decking seating area and access to the rear service alley.

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Viewing

Viewing is Strictly By Appointment Only.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	51
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

