



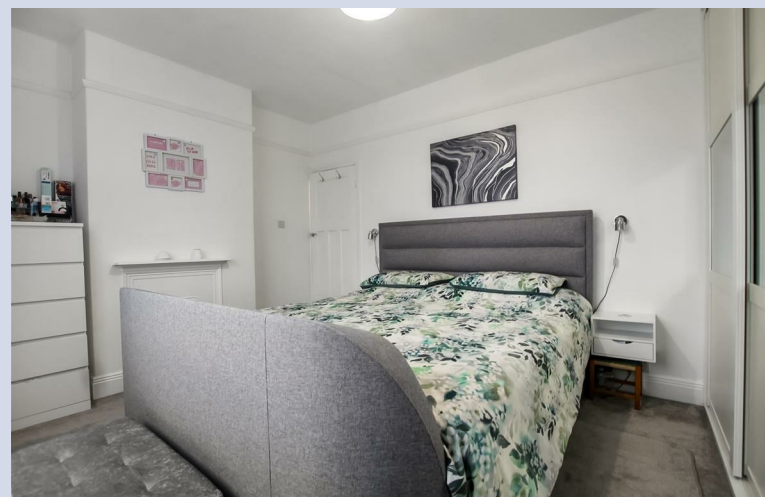
Located on Moorlands Road, this semi-detached house offers a delightful blend of space and comfort and is within walking distance to popular Cockerton Village, where you can find a variety of shops, cafes, and local amenities.

The ground floor boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is both practical and stylish, making meal preparation a pleasure. A summerhouse provides additional living space, providing a bright and airy area to relax.

Upstairs, the property features a functional bathroom and two well-proportioned double bedrooms, both equipped with fitted wardrobes, ensuring ample storage for your belongings.

Outside, the extensive block-paved driveway, complete with privacy gates, offers secure parking and enhances the overall appeal of the home.

This home is ideal for families, couples, or anyone seeking a comfortable living space in a vibrant community. Don't miss the opportunity to make this charming house your new home.





- Popular location
- Two reception rooms, living room with log burner
- Two double bedrooms both with fitted wardrobes
- Extensive block paved driveway with twin privacy gates
- Loft space, boarded with ladder
- Extended to the rear
- Fitted kitchen with integrated appliances
- Summerhouse to the rear
- Well presented throughout

#### GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

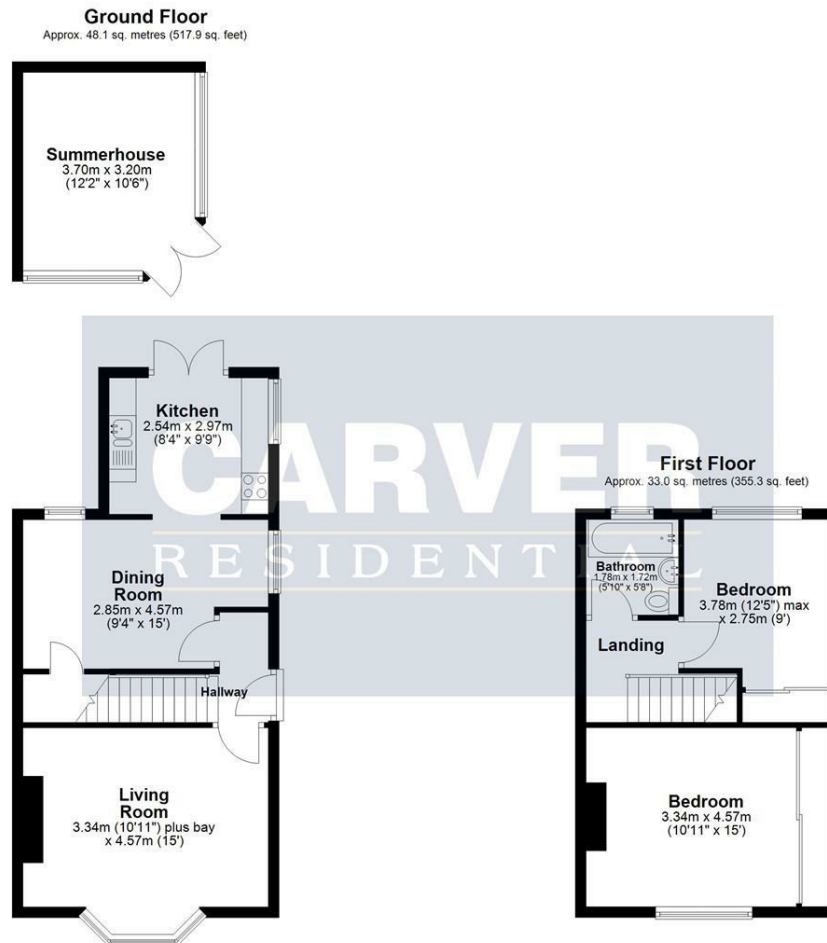
Local Authority: Darlington Borough Council (Tax Banding B)

#### Buyers Identification Checks

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#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)  
9 Moorlands Road, Darlington

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

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MAB 6202



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