



country properties  
village properties  
town homes  
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building plots

Bowen Road  
Darlington, DL3 0TH

**Price £159,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

Offered for sale with NO ONWARD CHAIN, this impressive THREE bedroomed semi-detached property is located within the ever popular area of COCKERTON VILLAGE. Internal viewing will reveal a light and welcoming hallway, a well appointed living room with feature Inglenook style fireplace together with stripped and polished floorboards, a formal separate dining room perfect for entertaining, the extended kitchen is fitted with a range of units, integrated appliances and doors opening to SOUTH FACING rear garden.

To the first floor is a landing area, master bedroom with fitted wardrobes, and two further good sized bedrooms, the bathroom/WC benefits from having a white suite and overhead shower. Externally to the front is an extensive BLOCK PAVED driveway allowing off road parking, and side gated access opening to enclosed south facing rear garden with attractive patio together with lawn, ideal to enjoy the summer sun.

EARLY VIEWING WILL IMPRESS AS PROPERTIES WITHIN THIS SOUGHT AFTER AREA ARE IN HIGH DEMAND.





- NO ONWARD CHAIN
- EXTENDED TO THE REAR
- EXTENDED KITCHEN WITH APPLIANCES
- FIRST FLOOR BATHROOM/WC
- SOUTH FACING REAR GARDEN
- STYLISH READY TO MOVE INTO
- TWO RECEPTION ROOMS
- THREE SIZEABLE BEDROOMS
- EXTENSIVE BLOCK PAVED DRIVE
- POPULAR LOCATION

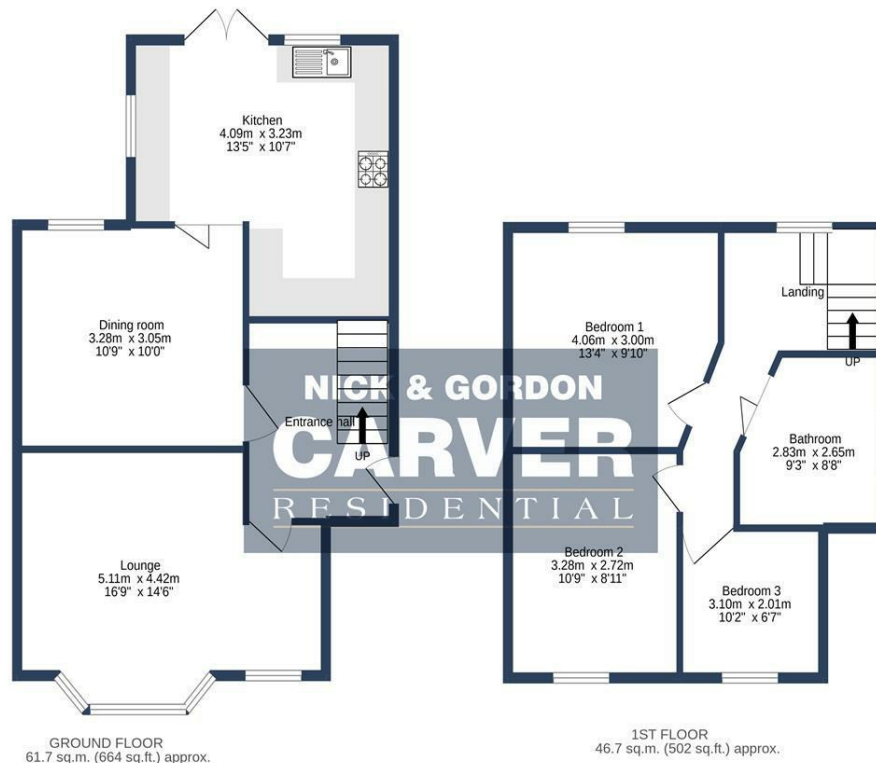
#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



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TOTAL FLOOR AREA: 108.3 sq.m. (1166 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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