



**West Auckland Road**

Darlington DL3 0LF

Offers Over £135,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# West Auckland Road

Darlington DL3 0LF



- Three Bedroom Terrace
- Forecourt To Front Enclosed Courtgarden To Rear With Electric Garage Door
- Close To Major Routeways Across Town And Country

- Close To Cockerton Village
- Must Be Seen Internally
- Ideal First Home

- Deceptively Spacious Accommodation
- EPC Grade TBC

Nestled on the charming West Auckland Road in Darlington, this beautifully presented three-bedroom mid-terrace house is a true gem waiting to be discovered. Boasting two reception rooms, including a cosy lounge and a separate dining room, this property offers spacious living accommodation.

Located near the delightful Cockerton Village, you'll have easy access to a wide array of local shops and retailers, making daily errands a breeze. The property's well-maintained interior exudes warmth and comfort, creating a welcoming atmosphere that is sure to make you feel right at home and viewing is strongly advised at the earliest opportunity where the discerning purchaser cannot fail to be impressed.

The home is double glazed and gas central heated throughout, to the rear of the home a court garden can be found with electric up and over door allowing off street parking.

## Entrance Vestibule

With front door opening up into vestibule area and door into

## Hallway

With access to all downstairs rooms and stairs to the first floor.

## Lounge

12'8 x 12'6 (3.86m x 3.81m)

Situated to the front of the home with double glazed window, gas central heating radiator and feature fireplace.

## Dining Room

13'0 x 12'9 (3.96m x 3.89m)

Situated to the rear with feature flooring, built-in store cupboard, double glazed window and gas central heating radiator.

## Kitchen

11'4 x 6'4 (3.45m x 1.93m)

Situated to the rear with a modern range of wall and floor units with contrasting work surfaces, integrated oven and hob, plumbing for a washing machine, part tiled walls, double glazed window and access into utility/lobby area.

## Utility/Lobby Area

With rear back door leading out to the pleasing rear court garden.

## Bedroom One

13'0 x 10' (3.96m x 3.05m)

Situated to the front with double glazed bay window, gas central heating radiator and feature fireplace.

## Bedroom Two

12' 8 x 10' (3.66m 2.44m x 3.05m)

Situated to the rear with double glazed window and gas central heating radiator.

## Bedroom Three

9'4 x 6'0 (2.84m x 1.83m)

Situated to the front with triple glazed window and gas central heating radiator.

## Bathroom

With a modern white suite comprising a panelled bath with overhead shower, pedestal wash hand basin and low level w.c. Double glazed window and designer towel rail heater.

## Outside

The home stands on a prime site with a forecourt garden to the

front with borders and shrubbery, to the rear of the home is a well appointed court garden with a patio area, outside brick-built store shed and electric up and over garage door allowing off street parking.

## Council Tax

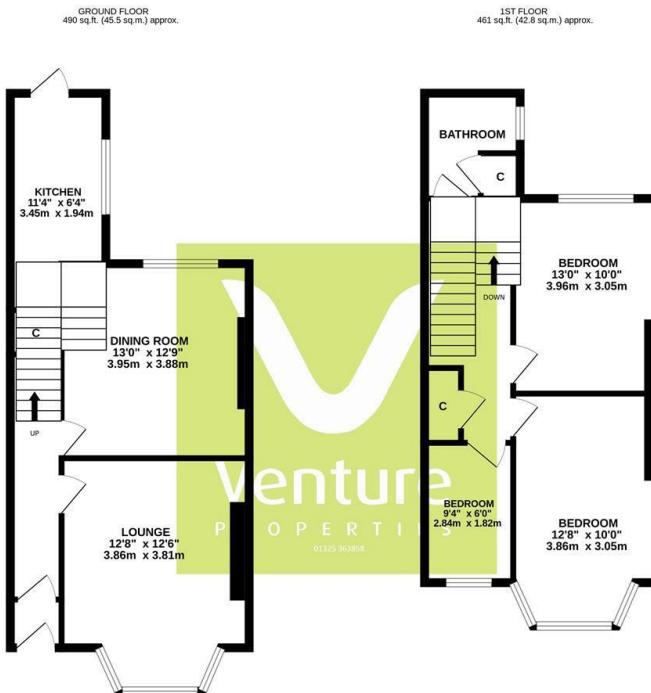
Band B

## Tenure

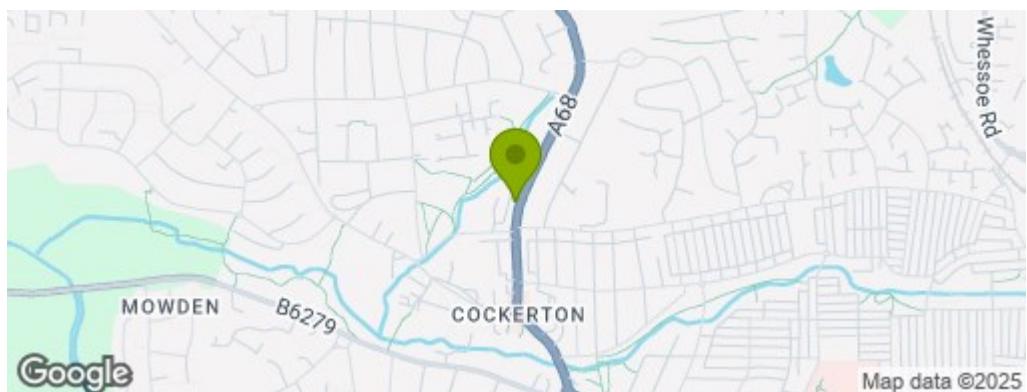
Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original plans and are for guidance only. They are not intended to be used for any purpose other than illustrating the layout of the property. They are not a substitute for professional advice and should not be relied on as an accurate description of the property. The dimensions shown are approximate and have not been tested and no guarantee is given as to their accuracy or efficiency can be given.  
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## Property Information

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