



9 Eggleston View, Darlington, DL3 9RG

£115,000



Venture
PROPERTIES

This immaculately presented three bedroom spacious property comes to the market and is located in the Cockerton/Branksome area of Darlington the property is ideal for all the amenities offered in Cockerton Village, schools and the Memorial Hospital.

In brief the accommodation comprises: entrance hall, lounge, kitchen/diner. Three bedrooms and bathroom to the first floor and front and rear gardens.

In our opinion the property would suit a first time buyer of an investor.

Viewing comes highly recommended.

- Terraced House
- 3 Bedrooms
- Modern Fitted Kitchen
- Upvc Double Glazing
- Gas Central Heating
- Ideal First Time Buy
- Council Tax Band A
- EPC Rating E
- Gardens Front & Rear

Entrance Hall

Door to the front, staircase to the first floor and radiator.

Lounge

18'5 x 10' (5.61m x 3.05m)

Upvc double glazed window to the front, sliding door to the rear and radiator.

Kitchen

18'5 x 10'3 (5.61m x 3.12m)

Upvc double glazed window to the front, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for fridge/freezer, space for washer, stainless steel sink unit, space for cooker, radiator and door to the rear.

First Floor

Landing.

Bedroom 1

12'6 x 9'10 (3.81m x 3.00m)

Upvc double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

14'7 x 10'9 (4.45m x 3.28m)

Upvc double glazed window to the front and radiator.

Bedroom 3

10' x 6'3 (3.05m x 1.91m)

Upvc double glazed window to the rear, storage cupboard and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising panelled bath with shower over and shower screen, wash hand basin, fully tiled walls, tiled flooring and heated towel radiator.

Separate WC

With upvc double glazed window and low level wc

Externally

To the front of the property is a patio enclosed with a fence and hedge. To the rear the garden is laid to lawn with patio area and brick built store room.

Council Tax

Band A

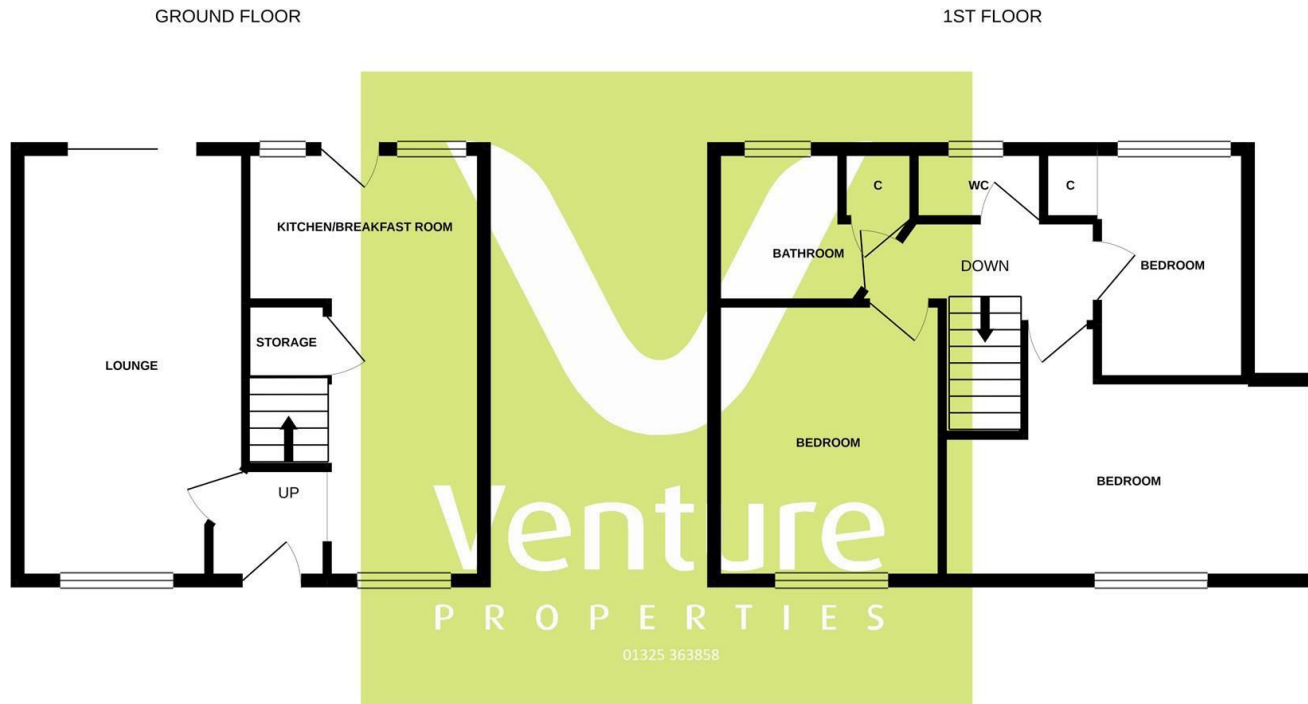
Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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