



**Orchard Road**

Darlington DL3 6HR

**Offers In The Region Of £176,000**







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# Orchard Road

Darlington DL3 6HR



- Three Bedroom Terraced House
- Ideal Family Home

- Cockerton Location
- Council Tax Band B

- Close to Amenities
- Epc Rating D

This well presented three bedroom property comes to the market with no onward chain and is located in the Cockerton/Denes area of Darlington to the market, the home retains some original features.

The ground floor has a hallway, two good size reception rooms and a fitted kitchen. To the first floor are three bedrooms together with a bathroom.

The property lies within a short stroll to Darlington Memorial Hospital, popular schools and both the Town Centre and the amenities in the local Cockerton Village.

Viewing comes highly recommended.

## Entrance Hall

Door to front, staircase to first floor and radiator.

## Lounge

13'1 x 11'9 (3.99m x 3.58m)

Upvc double glazed bay window to front, gas fire in surround and radiator.

## Dining Room

13 x 11'9 (3.96m x 3.58m)

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

## Kitchen

15'5 x 9'2 (4.70m x 2.79m)

Upvc double glazed window to side, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Integrated fridge freezer, microwave and dishwasher, radiator and door to side.

## First Floor Landing

Double storage cupboard.

## Bedroom One

13'5 x 13'2 (4.09m x 4.01m)

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

## Bedroom Two

13 x 9'5 (3.96m x 2.87m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed window to side, bath with shower over, w.c, wash hand basin, heated towel rail, fully tiled walls and floor.

## Externally

To the front there is a gated forecourt.

To the rear is an enclosed yard with gated access to rear lane.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,757

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,151 ft 2 / 107 m 2

Plot size: 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

46 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Note

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