



West Auckland Road

Darlington DL3 0LF

Offers Over £160,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom Semi-Detached
- Close to Amenities
- Brand new boiler with 5yrs Warranty

- Off Street Parking
- Council Tax Band A

- Rear Garden
- Epc Rating D

Situated in the popular Cockerton village, this mature three-bedroom semi-detached house on West Auckland Road offers a delightful blend of comfort and convenience. The property is ideally located, providing easy access to main road links and a variety of amenities, including the bustling retail parks at Westpark and Tillage Green.

As you enter the home, you are welcomed by two spacious reception rooms, perfect for family gatherings or entertaining guests. The fitted kitchen is both functional and inviting, making meal preparation a pleasure. Newly installed boiler. The three well-proportioned bedrooms provide ample space for a growing family, ensuring everyone has their own space.

The property sits on a generous plot, featuring gardens to the front, side, and rear, which offer a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the ample off-street parking is a significant advantage, providing convenience for multiple vehicles.

This semi-detached house is an ideal family home, combining a peaceful village atmosphere with the practicality of nearby amenities. Whether you are looking to settle down or invest, this property presents a fantastic opportunity in a sought-after location. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Composite door to front, staircase to first floor and radiator.

Inner Hall

Upvc double glazed door to side, under stairs storage with Boiler and additional double storage cupboard.

Lounge

11'10 x 14'11 (3.61m x 4.55m)

Upvc double glazed windows to front and side, coving to ceiling, wall mounted electric fire and built in cupboards to alcove.

Dining Room

11'05 x 11'04 (3.48m x 3.45m)

Upvc double glazed double doors to rear, radiator and laminate flooring.

Kitchen

11'03 x 7'04 (3.43m x 2.24m)

Upvc double glazed window to rear, fitted with Medium Beech wall, base and drawer units and stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven, there is space for a fridge freezer, washing machine and tumble dryer. Tiled floor.

First Floor Landing

Bedroom One

11'08 x 14'11 (3.56m x 4.55m)

Upvc double glazed window to front, part panelled wall with fitted open wardrobes, including hanging space and shelving. Laminate floor and radiator.

Bedroom Two

11'05 x 10'11 (3.48m x 3.33m)

Upvc double glazed window to rear, laminate floor and radiator.

Bedroom Three

7'10 x 11'04 (2.39m x 3.45m)

Upvc double glazed window to rear and radiator.

Bathroom

With panelled bath and shower over wash hand basin pvc walls and tiled floor.

W.C

Upvc double glazed obscure window to front, low level w.c, radiator and tiled floor.

Externally

To the front there is laid to lawn with a part gravel/part paved driveway and gated access to rear.

To the rear is mainly laid to lawn with patio decking area. Gated access and shed with new rear fencing.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

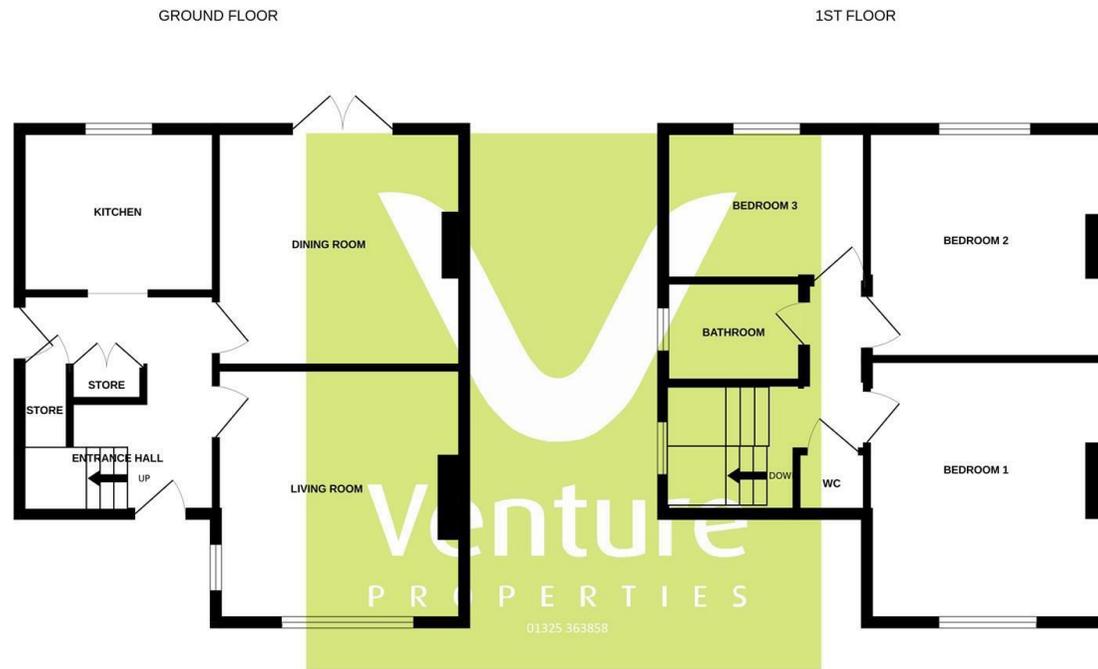
Satellite / Fibre TV Availability

BT

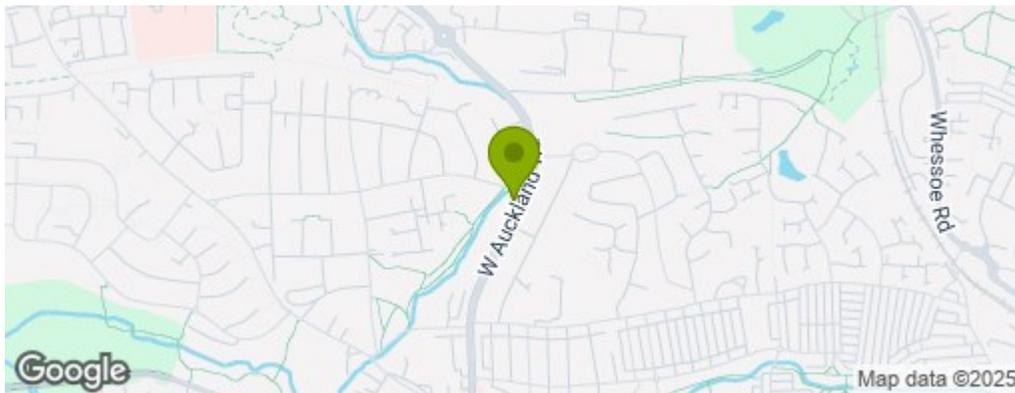
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Note

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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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