



**Darrowby Drive**

Darlington DL3 0GZ

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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# Darrowby Drive

Darlington DL3 0GZ



- Two Bedrooms
- Garden To Rear

- Oakfield Lodge
- Council Tax Band B

- Off Street Parking
- EPC Rating C

Immaculately presented, two bedroom, modern end terraced property comes to the market and is located in the popular Brinkburn/Cockerton area of Darlington. The property lies close to many amenities including shops and schools in Cockerton village and is within walking distance of the Darlington Town Centre. The property benefits from UPVC double glazing (windows and door are only one year old) and gas central heating (new boiler fitted October 2022 and has a 5 year guarantee) and in our opinion would be perfect for the first time buyer or for those downsizing.

## Entrance

Part glazed front door and storage cupboard, leading to.

## Living Room

14'2" x 12'9" (4.331 x 3.901)

With double glazed window, single radiator and stairs leading to first floor.

## Kitchen/Diner

12'9" x 8'8" (3.895 x 2.651)

Vinyl flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, electric oven with gas hob and

extractor hood, part tiled walls, double glazed window, double radiator and door leading to rear garden.

## First Floor

Landing. With airing cupboard, leading to.

## Bedroom One

12'10" x 10'2" (3.921 x 3.112)

Double bedroom situated to the front of the property with double glazed window, single radiator and built in wardrobes.

## Bedroom Two

11'1" x 6'2" (3.400 x 1.882)

Situated to the rear of the property with double glazed window and single radiator.

## Bathroom

Vinyl flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath with shower, part tiled walls, double glazed window and heated towel rail.

## Externally

Driveway to the front allowing off street parking, and enclosed garden to the rear with gated side access.

## Council Tax

Band B.

## Tenure

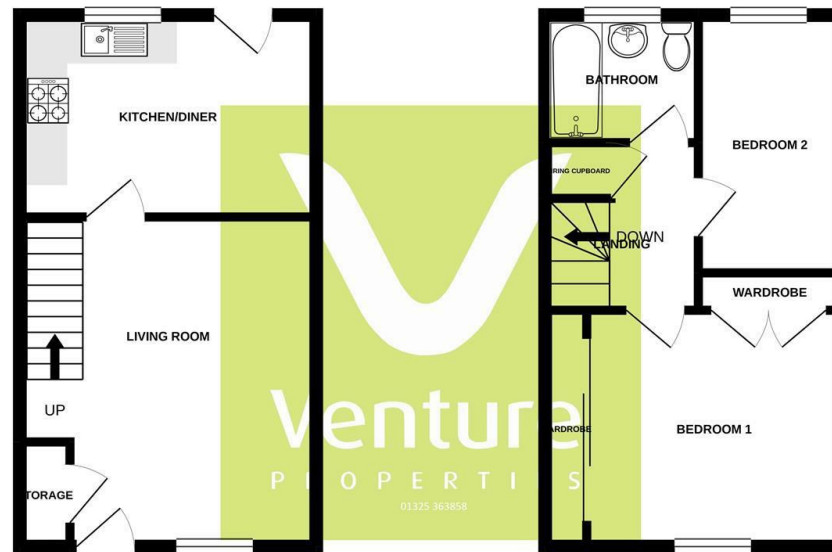
This property is freehold

## 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

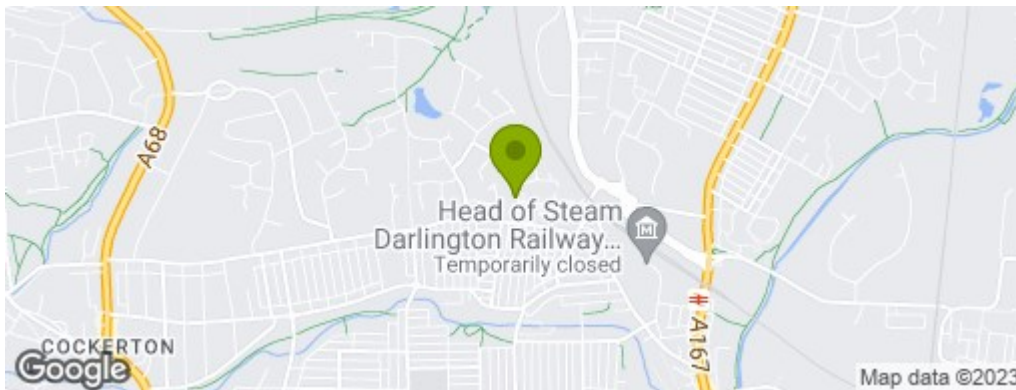
GROUND FLOOR

1ST FLOOR



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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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)