



Cottingham Court

Darlington DL3 0BW

£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 Property
- Close to Travel Links

- Popular Cockerton Location
- Council Tax Band A

- Ideal Family Home
- EPC Rating D

Welcome to this semi-detached house located in the desirable area of Cottingham Court, Darlington. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The property is complemented by a well-appointed bathroom, ensuring convenience for all residents. Situated in the sought-after Cockerton area, this home is conveniently close to a variety of amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

With its appealing layout and prime location, this semi-detached house offers a wonderful opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home in Darlington.

Entrance Hall

Upvc door to side, staircase to first floor landing, storage cupboard and radiator.

Lounge

14'11 x 11'9 (4.55m x 3.58m)

Upvc double glazed windows to front and side, electric fire and two radiators.

Kitchen

11'7 x 8'3 (3.53m x 2.51m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and stainless steel sink with mixer tap. There is space for a cooker, washing machine and fridge freezer. Radiator and door to rear.

Downstairs Shower Room

Upvc double glazed window to rear, fitted with walk in shower, wash hand basin and heated towel rail.

First Floor Landing

Upvc double glazed window to front and access to loft.

Bedroom One

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

Upvc double glazed windows to front and side, storage cupboard and radiator.

Bedroom Two

11'8 x 8'3 (3.56m x 2.51m)

Upvc double glazed window to rear and radiator.

Bedroom Three

8'9 x 8'3 (2.67m x 2.51m)

Upvc double glazed window to rear and radiator.

Separate W/C

Upvc double glazed window to side, w.c and wash hand basin.

Externally

To the front is gravelled.

To the rear is mainly laid to lawn, with artificial lawn, separate gravel and patio area.

Council Tax

Band A

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

Property Information

Local Authority

Darlington

Council Tax

Band:

A

Annual Price:

£1,506

Conservation Area

No

Flood Risk

No Risk

Floor Area

796 ft 2 / 74 m 2

Plot size

0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

64 Mbps

Ultrafast

1000 Mbps

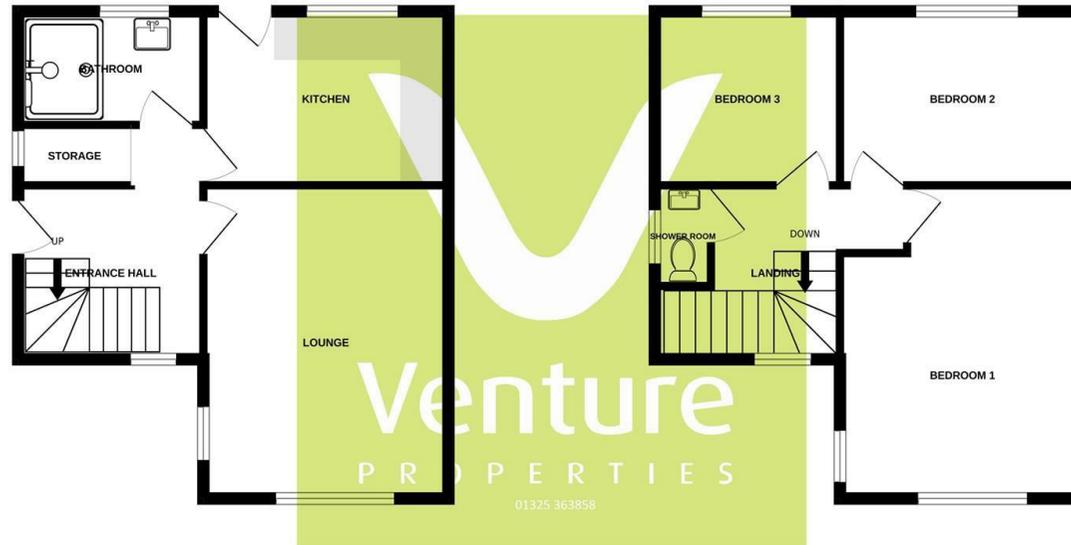
Satellite / Fibre TV Availability

BT

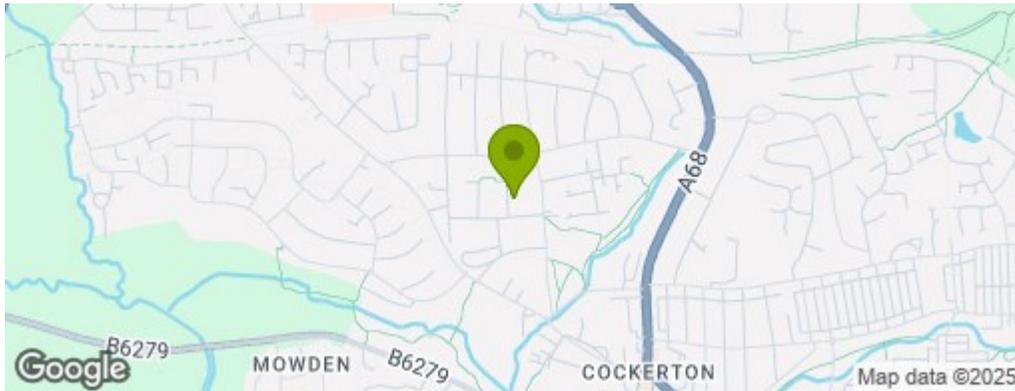
Sky

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

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