



## Fountains View

Darlington DL3 9RH

£140,000





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# Fountains View

Darlington DL3 9RH



- Three Bedroom Terraced Property
- Garden to Rear
- Easy Access to Local Amenities

- Close to Cockerton Village
- Council Tax Band A
- Nearby Schools and Green Open Spaces

- Off Street Parking
- EPC Rating C

Welcome to this delightful two-bedroom terraced house located in the desirable area of Cockerton, Darlington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, offering ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous rear garden, which provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from off-street parking, adding to the convenience of living in this lovely home.

Situated close to green open spaces, residents can enjoy leisurely walks and outdoor activities right on their doorstep. Furthermore, the property is conveniently located near the amenities of Cockerton village, where you will find a variety of shops, cafes, and services to cater to your everyday needs.

This terraced house in Fountains View is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility. Do not miss the opportunity to make this delightful property your own.

## Entrance Hall

Upvc door to front, staircase to first floor and vertical radiator.

## Lounge/Diner

18'4 x 9'9 (5.59m x 2.97m)

Upvc double glazed windows to front and rear, open aspect and radiator.

## Kitchen

18'4 x 7 (5.59m x 2.13m)

Upvc double glazed windows to front and rear, fitted with wall, base and drawer units, including breakfast bar. Electric hob with extractor over and eye level oven. Stainless steel sink with mixer tap. Space for a fridge/freezer, radiator and door to side.

## Downstairs Cloaks

Upvc double glazed obscure window to rear, low level w.c, wash hand basin and space for a washing machine.

## First Floor Landing

Upvc double glazed window to side.

## Bedroom One

12'7 x 9'10 (3.84m x 3.00m)

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

## Bedroom Two

11'5 x 8'1 (3.48m x 2.46m)

Upvc double glazed window to front and radiator.

## Bedroom Three

10 x 8'3 (3.05m x 2.51m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin and radiator.

## Externally

To the front there is a block paved driveway, providing off street parking.

To the rear is a generous enclosed garden which is mainly laid to patio with a summerhouse and storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

60 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

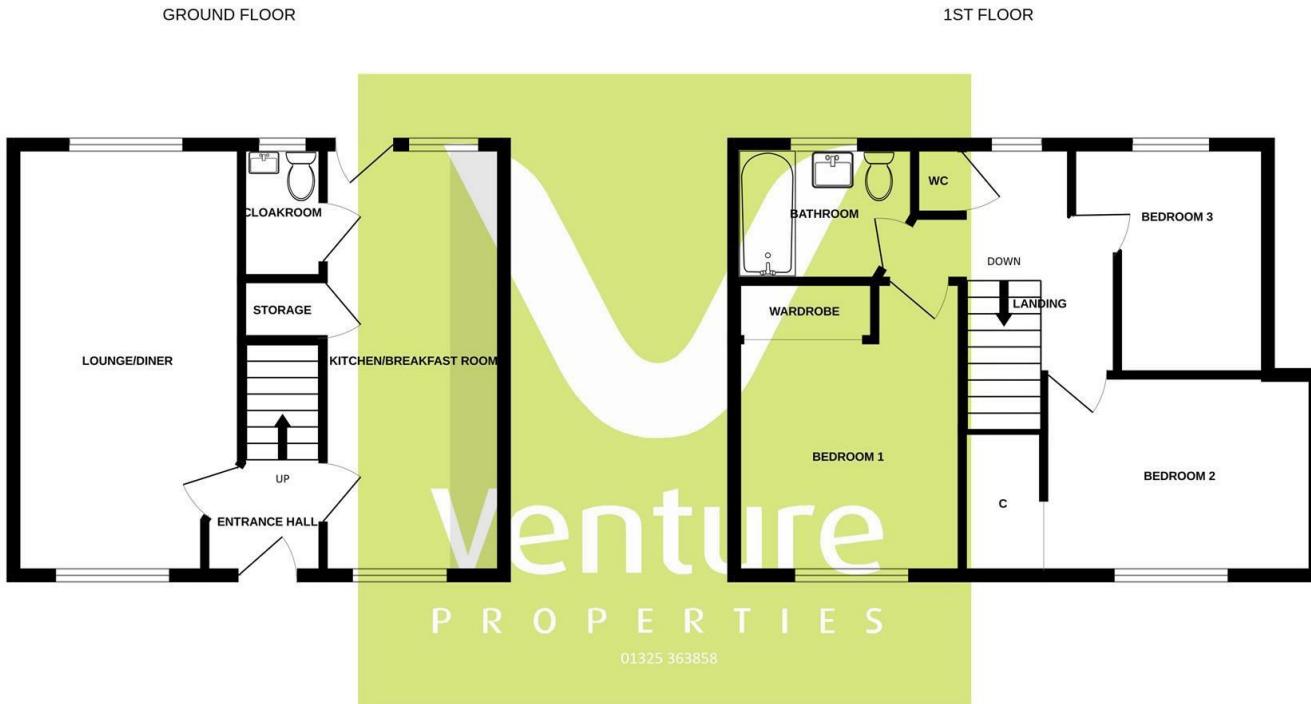
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Sky

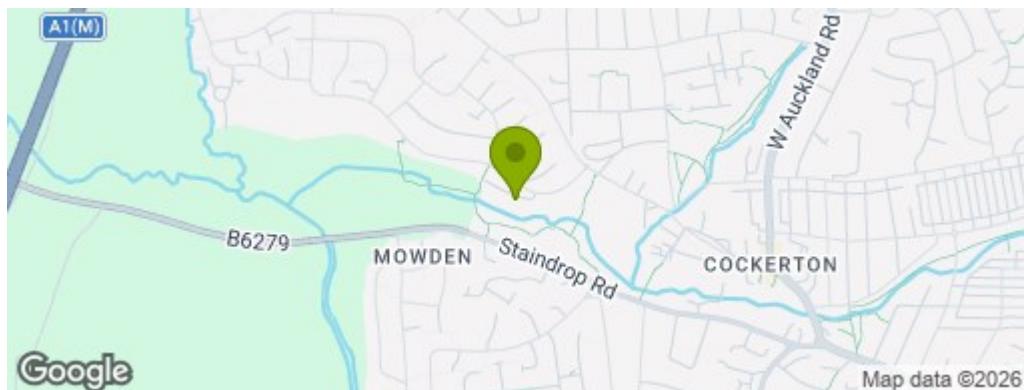
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## Note

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.



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