



The Green
Darlington DL2 2LJ
Offers Over £150,000





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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The Green

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- Two Bedroom Cottage
- Rear Courtyard

Welcome to this amazing two-bedroom cottage, located on the green, in the picturesque village of High Coniscliffe, Darlington.

As you step inside, there is a spacious reception room that is perfect for relaxing or entertaining guests. Boasting original wooden beams to the ceiling, which create a warm and cosy effect whilst also adding a touch of history to the property.

The two bedrooms offer comfortable living spaces, ideal for a small family, a couple, or even as a peaceful retreat for an individual.

The bathroom provides convenience and functionality, completing the layout of this lovely cottage.

Being within easy reach of local amenities and transport links, whether you are looking for a peaceful countryside escape or a quaint home with character, this property has the potential to be the perfect fit for you.

Contact us today to arrange a viewing.

Entrance Hall

Door to front and staircase to first floor.

Lounge

14'7 x 14'5 (4.45m x 4.39m)

Window to front with wooden shutter blind, feature fireplace with inset open fire, wooden beams to ceiling and wood effect floor. There are two steps that lead to the kitchen.

Kitchen

10'5 x 6'4 (3.18m x 1.93m)

Fitted with wall, base and drawer units, ceramic hob and oven with extractor over. There is space for a fridge freezer and washing machine. New York style part tiled walls, Roof light window to ceiling and glazed door to rear.

First Floor Landing

Window to rear.

- Sought After Pretty Village Location
- Epc Rating E

- Close to Amenities

Bedroom One

11'9 x 9'1 (3.58m x 2.77m)

Window to front, built in storage cupboard and wall mounted heater.

Bedroom Two

9'10 x 5'10 (3.00m x 1.78m)

Window to rear.

Bathroom

Fitted bath with shower over, w.c, wash hand basin and heated towel rail.

Externally

To the rear there is an enclosed courtyard.

Council Tax

Band B

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:

B

Annual Price:

£1,757

Conservation Area

High Coniscliffe

Flood Risk

No Risk

Floor Area

592 ft 2 / 55 m 2

Plot size

0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

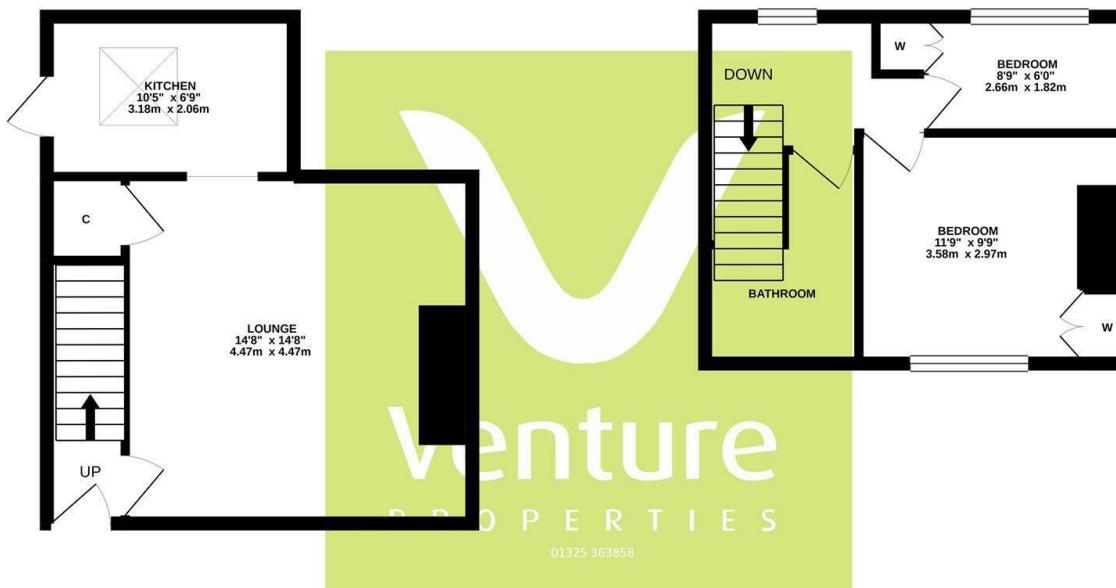
Satellite / Fibre TV Availability

BT

Sky

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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