



**Cobden Street**

Darlington DL1 4JD

£169,950





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# Cobden Street

## Darlington DL1 4JD

- Two Bedroom Mid Terraced Property
- Gardens to Front & Rear
- Ideal First Time Buy

In the charming Eastbourne area of Darlington, this well-presented terraced house offers a delightful living experience. With two bedrooms and two bathrooms, one on each floor. This property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a welcoming and modern reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

One of the standout features of this property is the bespoke kitchen, which is further complemented by a versatile utility area. With the added convenience of off-street parking, and gardens to front and rear, this property is will not disappoint.

The location is particularly advantageous, as it is situated close to a variety of amenities, including shops, parks, and public transport links, making daily life both convenient and enjoyable.

This terraced house on Cobden Street is not just a home; it is a lifestyle choice that combines comfort, accessibility, and a sense of community. Whether you are looking to invest or seeking a new place to call home, this property is certainly worth considering.

### Entrance Hall

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

### Lounge

12'4 x 10'8 (3.76m x 3.25m)

Upvc double glazed bay window to front, bespoke media wall with shelving and radiator.

### Kitchen

14'4 x 12' (4.37m x 3.66m)

Fitted with base and wall units including display cabinets and contrasting worktops. Central island with storage under, electric hob and oven, sink unit, integrated fridge freezer, under stairs storage and radiator. Spotlights to ceiling and wood floor.

- Eastbourne Area of Darlington
- Off Street Parking
- Council Tax Band A



- Close to Travel & Transport Links
- Very Well Presented
- Epc Rating D

### Utility Room

12'7 x 6'3 (3.84m x 1.91m)

Upvc double glazed window to side, breakfast bar to provide seating with space for washing machine. Wall mounted boiler and access to rear and bathroom. Wood flooring.

### Bathroom

Upvc double glazed obscure window to side, bath, w.c, wash hand basin and heated towel rail.

### First Floor

#### Bedroom One

14'5 x 12'5 (4.39m x 3.78m)

Upvc double glazed window to front and radiator.

#### Bedroom Two

12' x 11'4 (3.66m x 3.45m)

Upvc double glazed window to rear and radiator.

### Shower Room

Shower cubicle, w.c and wash hand basin. Spotlights to ceiling.

### Externally

To the front is an enclosed garden which is mainly laid to pebbles.

To the rear is an enclosed garden which is mainly laid to concrete. Private off street parking for multiple vehicles is available at the side of the property with double gated entry.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low  
Floor Area 882 ft 2 / 82 m 2  
Plot size 0.05 acres (2 Plots)  
Mobile coverage

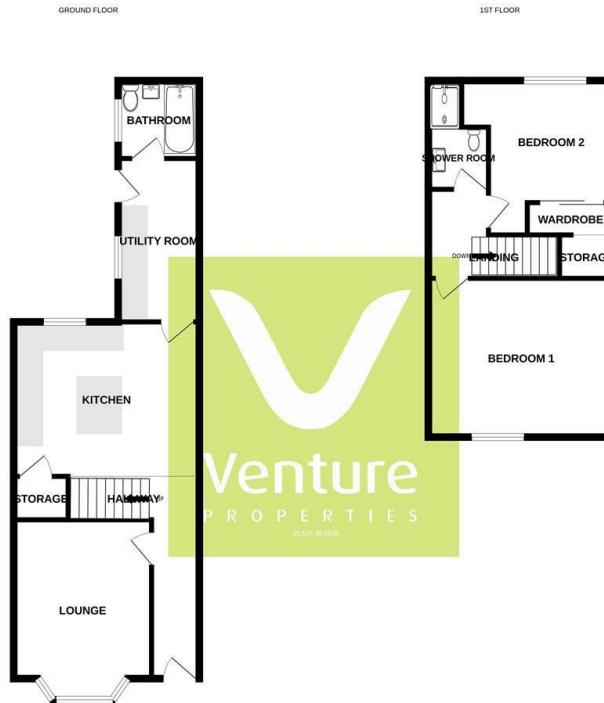
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
3 Mbps  
Superfast  
33 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

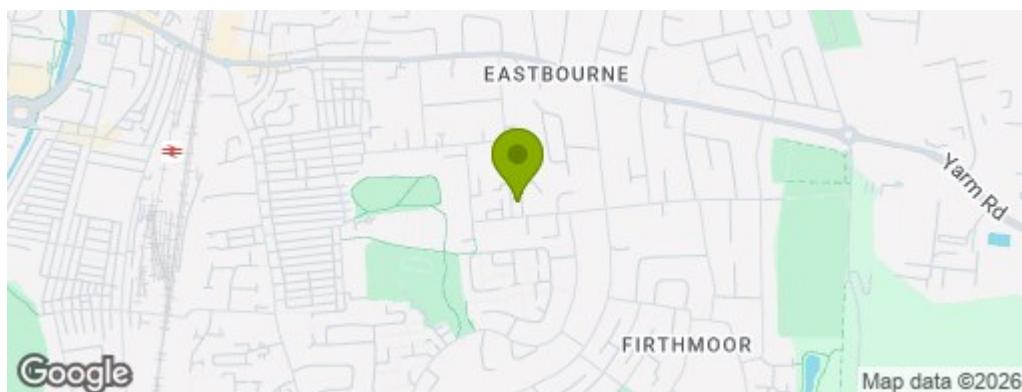
BT  
Sky  
Virgin

### Note

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Whilst every effort 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 plan is a graphic representation and has 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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