

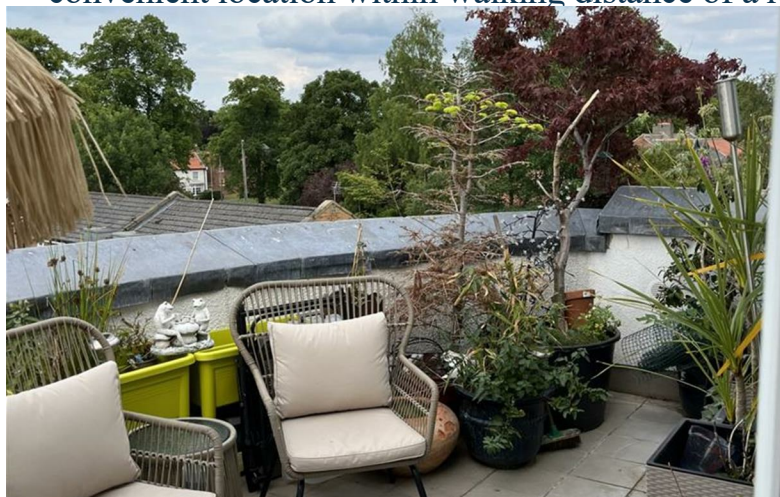


## 12, COCKER BECK HOUSE GREEN CHARE, DARLINGTON, DL3 9ED

### Offers In The Region Of £210,000

This immaculately presented and deceptively spacious two-bedroom penthouse duplex apartment is sure to be popular. Tastefully updated and improved by the current owner, the property provides stylish and versatile living space ideal for modern lifestyles.

Set within an exclusive development just off the village green, the apartment enjoys a highly convenient location within walking distance of a range of local amenities, including supermarkets,



Communal Vestibule  
Secure entry via key pad intercom system, with residents' mailboxes.

Communal Entrance Hallway  
A bright and welcoming space featuring tiled flooring, staircases, and lifts providing access to all floors.

Apartment Accommodation

Entrance Hallway  
Engineered oak flooring, intercom handset, double and single storage cupboards, Rointe heater, and staircase leading to the upper floor.

Bedrooms & Bathrooms

Bedroom One –  
A generously sized double bedroom with full-length uPVC double-glazed window to the front and an additional window to the side. Includes Rointe and electric heaters, with direct access to the bathroom.

Bathroom  
Fitted with a contemporary white suite comprising panelled bath with mixer tap and shower attachment, low-level WC, wash hand basin, heated towel rail, tiled flooring, and part-tiled walls.

Bedroom Two –  
A spacious double bedroom with two uPVC double-glazed windows (side and front), a range of fitted wardrobes offering hanging, shelving, and drawer space, Rointe heater, and ceiling spotlights.

En-Suite  
Refitted with a modern suite including a panelled bath, separate shower cubicle with rainfall head and handheld attachment, low-level WC, wash hand basin, heated towel rail, fully tiled walls and flooring, and ceiling spotlights.

First Floor

Landing / Study Area  
An adaptable open space ideal for a study area, with TV and internet points.

Open-Plan Lounge / Kitchen / Diner –  
An impressive open-plan area designed for contemporary living and entertaining, featuring engineered oak flooring, bespoke illuminated shelving, and two sets of double doors leading onto a private balcony with views over Cockerton Village.  
Two Rointe heaters. Access to cloakroom/WC.

Kitchen Area  
Fitted with a stylish range of white wall, base, and drawer units complemented by solid oak worktops. Includes a four-ring ceramic hob with oven and extractor, integrated fridge/freezer, dishwasher, microwave, and washing machine. Breakfast island with solid oak surface, New York-style tiled splashbacks, and ceiling spotlights.

Cloakroom / WC  
Comprising low-level WC, wash hand basin, part-tiled walls, tiled flooring, heated towel rail, ceiling spotlights, and extractor fan.

Outdoor Space

Sun Terrace / Balcony  
A superb outdoor space perfect for relaxing or entertaining, enjoying open views across Cockerton Village.

Externally  
The development benefits from well-maintained communal gardens, an allocated parking bay, and additional visitor parking.

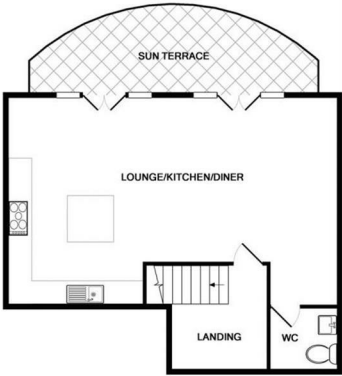
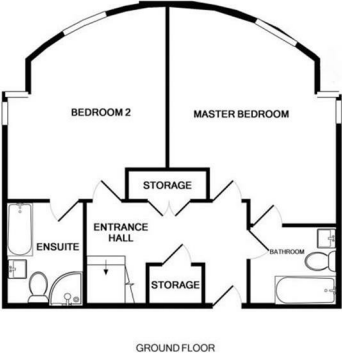
Additional Information

Council Tax Band: D

BEDROOM ONE  
18'11" x 13'3" (5.79m x 4.06m)

BEDROOM TWO  
17'1" x 14'11" (5.21m x 4.55m)

KITCHEN/DINER/LIVING SPACE  
28'8" x 18'0" (8.74m x 5.51m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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