



8 ELVET PLACE, DARLINGTON, DL3 0DA

Offers In The Region Of £165,000

Occupying a pleasant cul-de-sac position within the ever-popular Cockerton area of Darlington, this beautifully presented two-bedroom semi-detached home offers stylish and versatile accommodation, making it an excellent choice for first-time buyers and young families alike.

The property has been lovingly maintained and is ready to move straight into. Upon entering, a welcoming lounge creates an immediate sense of warmth and comfort, enhanced by a charming log-burning stove that forms an attractive focal point and provides the perfect setting for cosy evenings at home.

To the rear, the accommodation flows effortlessly into a delightful Kitchen/Diner with doors leading into the Garden. In the Garden there is a purpose built Garden Room and decked area, offering excellent flexibility to suit a variety of lifestyle requirements, whether as a guest room, home office or additional reception space.

Externally, the property continues to impress with a well-kept garden providing a private outdoor retreat, ideal for relaxing or entertaining during the warmer months. A further advantage is the generous off-street parking, comfortably accommodating up to three/four vehicles.



LOUNGE
14'00 x 13'11 (4.27m x 4.24m)

KITCHEN/DINER
17'9 x 8'7 (5.41m x 2.62m)

BEDROOM ONE
14'05 x 12'03 (4.39m x 3.73m)

BEDROOM TWO
9'5 x 9'3 (2.87m x 2.82m)

BATH
6'2 x 5'1 (1.88m x 1.55m)

GARDEN ROOM
8'9 x 9'5 (2.67m x 2.87m)



While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, window, doors and any other items an approximation and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is made regarding their operation.

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			
		60	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

