



## 50 SANDRIGGS, DARLINGTON, DL3 0TY

### Offers In The Region Of £190,000

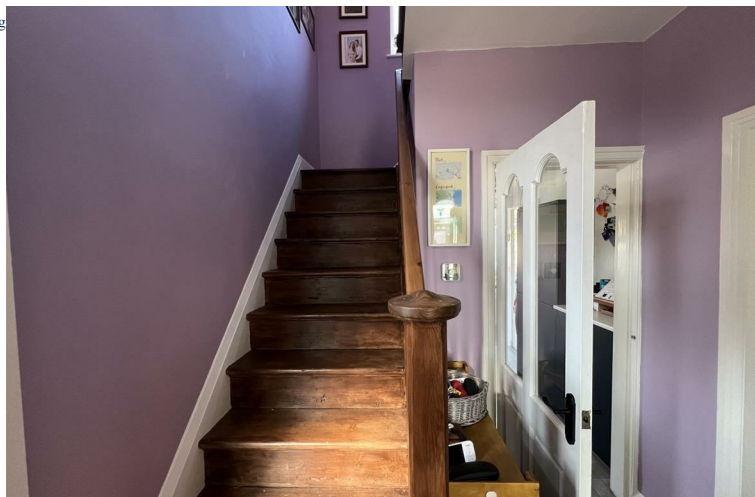
Ready to move into and having been much improved. Situated in the Cockerton area of Darlington this mature Three Bedroomed Semi-Detached property occupies a generous plot, giving scope for further development. Boasting light and airy accommodation, two reception rooms and a kitchen extension to the ground floor. Three good sized bedrooms and white modern bathroom to the first floor. And driveway for off street parking.

Always proving to be a popular and desirable area, Sandriggs is positioned in an ideal position to access Cockerton village shops, excellent transport links to the A1M and West Park village is close by with a host of supermarkets, shops, cafe's and excellent local schooling.

The property itself is in ready to move into order, simply turn the key and move in. Both the Kitchen and bathroom are modern and neutral, carpeted and decorated throughout in light tones the bright and airy feel is evident throughout.

An ideal starter home, giving the first time buyer an excellent first step onto the property ladder.

Externally there are well proportioned gardens to the front and rear. All enclosed, and the rear garden being quite private. The paved driveway allows for off street parking and leads to gates which allow access to the Garden.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are from notes 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**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.

