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ESTATE AGENTS

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37 PIERREMONT ROAD, DARLINGTON, DL3 6DQ

Offers In The Region Of £240,000

Situated in a particularly pleasant position towards the end of the row, enjoying an attractive outlook towards The Denes, this mature three bedroom semi-detached property represents an excellent opportunity for a purchaser looking for a home with genuine potential.

Available with NO ONWARD CHAIN, the property would benefit from a degree of modernisation and refurbishment, offering the incoming purchaser the opportunity to create a home to their own taste and specification. The generous accommodation, good-sized rooms and desirable position make this a property well worthy of closer inspection.

The property is situated within the popular Cockerton and Denes area of Darlington, a well-established residential location particularly well regarded for its convenient setting and excellent range of local amenities. Cockerton Village provides a traditional village atmosphere centred around the picturesque green, with a variety of independent shops, cafés, butchers, bakers, pharmacy, Post Office and other everyday facilities close at hand. The surrounding Denes are a notable feature of the area, providing attractive wooded and open green spaces around Cocker Beck, ideal for walking and enjoying the outdoors. The area also provides convenient access towards West Park, Mowden and Darlington town centre.

Internally, the accommodation comprises an entrance hall, with a lounge to the front and separate dining room to the rear. There is a separate kitchen, which has a door providing direct access into the enclosed rear garden. Externally, the property also benefits from a single garage, adding useful storage and parking provision.

To the first floor are three generous bedrooms, together with the bathroom/WC.

This is a property offering considerable scope and potential, combined with a desirable position overlooking The Denes and the considerable convenience of the Cockerton area. Early viewing is strongly recommended to appreciate both the accommodation and the opportunity on offer.

LOUNGE
13'9 x 12'11 (4.19m x 3.94m)

DINING ROOM
12'3 x 11'10 (3.73m x 3.61m)

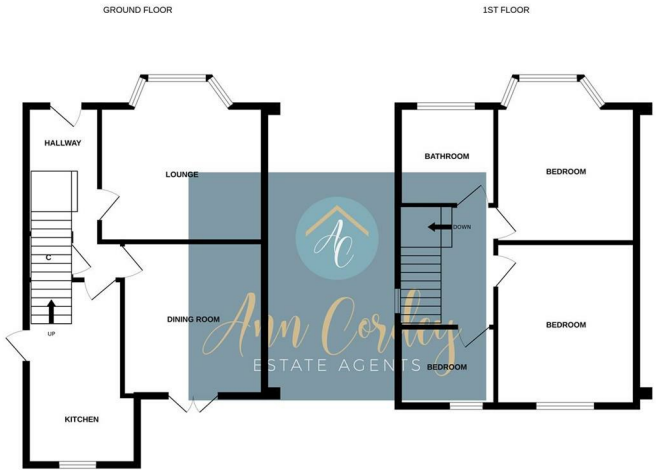
KITCHEN
15'6 x 9'4 (4.72m x 2.84m)

BEDROOM ONE
13'2 x 13'00 (4.01m x 3.96m)

BEDROOM TWO
12'10 x 11'11 (3.91m x 3.63m)

BEDROOM THREE
12'03 x 9'01 (3.73m x 2.77m)

BATHROOM
6'8 x 7'05 (2.03m x 2.26m)



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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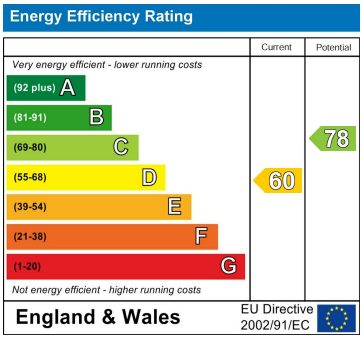

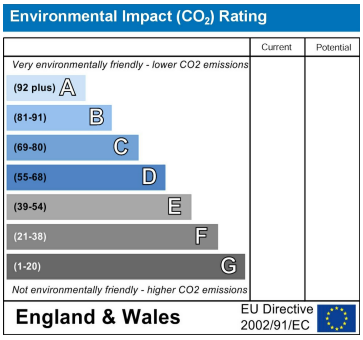

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NAEA National Association of Estate Agents
The Property Ombudsman