



*Ann Cordey*  
ESTATE AGENTS

62 Cobden Street, Darlington, DL1 4JD  
Offers In The Region Of £185,000





## 62 Cobden Street, Darlington, DL1 4JD

Having been much improved by the current vendor this substantial THREE BEDROOMED terrace residence is in ready to move into condition and offers fantastic family accommodation. The lounge is of a good size with an inset log burning stove to cast a cosy glow. The rear of the property has been extended to the ground floor to allow for a superb open plan kitchen and dining area with lantern ceiling the room is a statement and a real hub of the home. A convenient cloaks/wc and utility room complete the accommodation this floor.

To the first floor there are three bedrooms, two generous double bedrooms and a larger than average single. These are all serviced by a modern bathroom/WC with stand alone bath and large walk in shower enclosure with wet room floor. The attic area is boarded and has carpeted floor and storage to the eaves.

Externally the front garden is designed for ease of maintenance and is enclosed by wrought iron railings with a single gate. There is a paved pathway and slate display area.

An access lane from the street leads to the rear of the property which has a large area of imprinted concrete providing off street parking for several vehicles. This area sits just in front of a generous lawn which has a patio seating area and leads up to two brick built stores, one for storage and the other is currently a games room/gym. Immediately to the rear of the property is an enclosed courtyard which is paved and has a wooden gate.

The location is within walking distance to the local schools of the area and many independent shops and supermarket chain stores. Darlington's train station is close by along with Eastbourne and South Park. There are regular bus services and excellent transport links towards the A66 and A1M.

The property is warmed by gas central heating and is fully double glazed and benefits from fully owned solar panels. The property has been reroofed and well maintained.

TENURE: Freehold  
COUNCIL TAX:A

### RECEPTION HALLWAY

A smart composite entrance door opens into the welcoming reception hallway which in turn leads to the lounge and dining area and has the staircase to the first floor.

### LOUNGE

16'1" x 12'0" (4.92 x 3.66)

The lounge is a good size and has a walk in bay window to the front aspect and has a slate tiled chimney breast as a feature with an inset wood burning stove.

### DINING AREA

13'11" x 11'2" (4.25 x 3.42)

A large open plan area which can easily accommodate a large family dining table and has a ceramic tiled floor with under floor heating. There is a high gloss tiled floor and is open plan to the kitchen.

### KITCHEN

15'8" x 12'5" (4.80 x 3.79)

The kitchen area has been well planned and comprises of an ample range of modern units with complimenting worksurfaces. A centre island which houses an electric oven and gas hob and the other side has a breakfast bar for informal dining. A lantern window to the ceiling casts lots of natural light around the space. A door from the kitchen leads to a rear hallway which in turn leads to a utility room and a cloaks/WC.



UTILITY ROOM

A handy addition to any home with fitted cupboards and a textured and plumbing for an automatic washing machine.

CLOAKS/WC

The convenient cloaks/wc is fitted with a low level WC and the handbasin is positioned within a vanity storage cabinet.

FIRST FLOOR

LANDING

The landing has the original balustrade and leads to all three bedrooms and the bathroom/WC. There is also access to the attic area which has a pull down ladder and is boarded and carpeted with storage to the eaves.

BEDROOM ONE

17'10" x 10'2" (5.46 x 3.12)

The master bedroom is a generous double bedroom which overlooks the front aspect.

BEDROOM TWO

14'0" x 9'0" (4.27 x 2.75)

A second double bedroom this time overlooking the rear aspect.

BEDROOM THREE

13'10" x 5'6" (4.24 x 1.68)

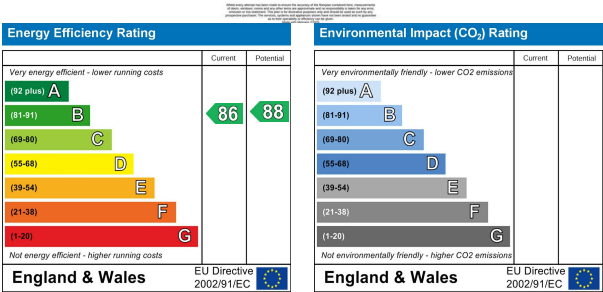
Bedroom three is a larger than average single bedroom that overlooks the front aspect.

BATHROOM/WC

Upgraded and fitted with a modern suite with a statement stand alone bath, there is also a separate walk in shower cubicle with mains fed shower and a wet room floor with under floor heating. The hand basin is situated in a useful vanity storage cabinet and the room is finished with stylish ceramics and has a window to the rear.

EXTERNALLY

The forecourt is enclosed by wrought iron railings and is designed for ease of maintenance with a paved pathway and slate chippings. An access lane from Cobden Street leads to the rear of the property and to an imprinted concrete hard standing area which provides off street parking. This area sits in front of a extensive lawned area which has a patio seating area and leads down to two brick built stores, one of which is used for secure storage and the other is a games room and gym.



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

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