



6 WENTWORTH WAY, DARLINGTON, DL3 0JJ

Offers In The Region Of £120,000

A spacious Three Bedroomed end terrace with driveway and gardens is offered for sale within the Branksome area of Darlington. The property has a dual aspect lounge and dining room which leads to a conservatory. The kitchen is of a good size and there is a convenient ground floor cloaks/WC.

To the first floor there are three well proportioned bedroom and a family bathroom/WC.



Externally the front garden is open plan and laid to lawn with established flowering shrubs to the borders. The rear garden is enclosed and has been well planned and maintained with lots of flowering plants and shrubs to provide colour and interest throughout the seasons. There is a useful timber storage shed and the greenhouse is also included in the sale. To the side there is a paved driveway providing off street parking.

The property is warmed by gas central heating and is double glazed. The area is popular with families with junior and secondary schools within walking distance. The shops at Cockerton village are also a walk away and there is ease of access to the Aldi Supermarket and Marks & Spencer food hall at West Park. There are regular bus services and excellent transport links to the town centre and towards the A1M and A68.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

A upvc door opens into the reception hallway with the staircase to the first floor, access to the cloaks WC, lounge/diner and kitchen.

CLOAKS/WC

With handbasin and WC.

LOUNGE

12'11" x 12'4" (3.96 x 3.77)

A good sized reception room with a bay window to the front aspect and open plan to the dining room.

DINING ROOM

11'1" x 8'6" (3.38 x 2.61)

Easily accommodating a family dining table the room leads to the kitchen and to the conservatory.

KITCHEN

12'1" x 9'6" (3.69 x 2.92)

Fitted with an ample range of white cabinets with stainless steel sink unit. There is an integrated electric oven and electric hob and plumbing for an automatic washing machine.

CONSERVATORY

9'9" x 12'6" (2.99 x 3.82)

UPVC framed with laminate floor.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC

BEDROOM ONE

12'8" x 10'0" (3.88 x 3.05)

A large double bedrooms overlooking the rear aspect and having sliding door wardrobes.

BEDROOM TWO

11'4" x 9'10" (3.46 x 3.02)

A second double bedroom this time overlooking the front aspect.

BEDROOM THREE

9'5" x 8'4" (2.88 x 2.56)

A good sized single bedroom with an over the stairs storage cupboard and overlooking the front aspect.

SHOWER ROOM/WC

With a single shower cubicle with mains fed shower, handbasin and WC.

EXTERNALLY

There are gardens to the front and rear with the front garden being open plan with plants and shrubs to the borders. A paved driveway to the side provides off street parking. The garden to the rear is enclosed by fencing and mainly laid to lawn and again has mature plants and flowering shrubs to the borders adding colour and interest. There is a timber shed and green house included in the sale. There is also a handy brick outhouse providing further useful storage.

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 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.

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