Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

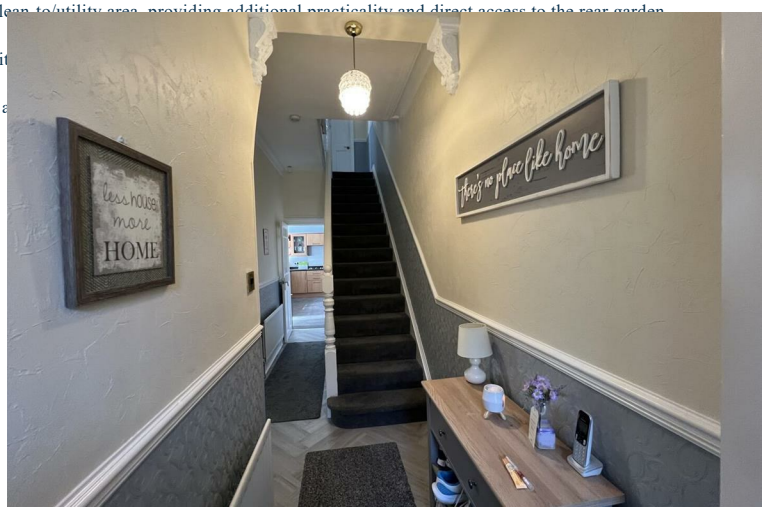
58 COBDEN STREET, DARLINGTON, DL1 4JD

Offers In The Region Of £210,000

A superb opportunity to acquire this spacious and immaculately presented three-bedroom semi-detached residence, situated within the ever-popular Eastbourne area of Darlington and ideally positioned for a wealth of local amenities, reputable schooling, transport links and Darlington's mainline railway station.

Externally, the property benefits from off-street parking to the front, together with side access providing additional parking potential and access to the rear. The standout feature of this home is undoubtedly the substantial rear garden, offering an excellent degree of space and versatility. Beautifully maintained, the garden boasts a number of seating areas, two sheds (one currently utilised as a bar), and a brick-built outbuilding located at the foot of the garden. Requiring renovation, this building presents exciting potential for a variety of uses, including the possibility of a self-contained annex or home office, subject to the necessary planning permissions and consents.

Internally, the accommodation is presented to an exceptional standard throughout. Upon entering, a welcoming entrance hallway leads to a bright and spacious lounge positioned to the front aspect, which opens seamlessly into the dining room, creating an ideal space for both family living and entertaining. To the rear of the property is a generous kitchen, fitted with a comprehensive range of units offering ample storage and worktop space. The kitchen leads through to a useful lean-to/utility area, providing additional practicality and direct access to the rear garden.



LOUNGE
14'05 x 13'3 (4.39m x 4.04m)

DINING ROOM
12'5 x 11'07 (3.78m x 3.53m)

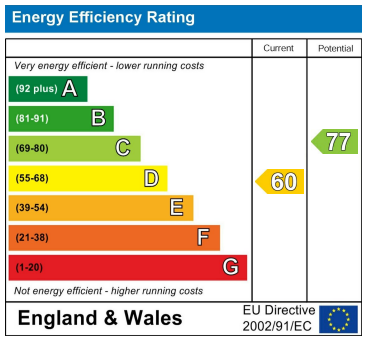
KITCHEN
15'7 x 9'8 (4.75m x 2.95m)

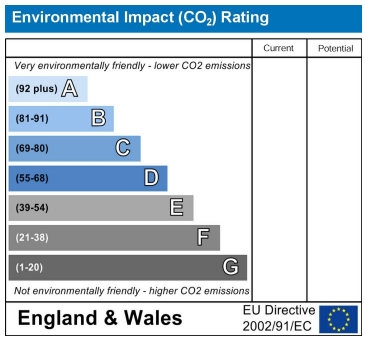
BEDROOM ONE
14'2 x 11'11 (4.32m x 3.63m)

BEDROOM TWO
13'4 x 11'08 (4.06m x 3.56m)

BEDROOM THREE
10'9 x 9'10 (3.28m x 3.00m)

BATHROOM
8'4 x 5'6 (2.54m x 1.68m)





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.

NAEA National Association of Estate Agents
The Property Ombudsman