



11 WENTWORTH WAY, DARLINGTON, DL3 0JJ

Offers In The Region Of £125,000

Wentworth Way is well proportioned THREE BEDROOMED mid link property situated in a popular area and will appeal to a host of buyers. Enjoying a cul-de-sac position adjacent to open green to the side. There is a large open plan lounge and dining room, the kitchen has been fitted with a range of cabinets in a modern grey tone and there is a cloaks/WC completing the accommodation to the ground floor.

To the first floor there are three very generous bedrooms and a family bathroom/WC. Externally the front



The Branksome area is also popular having local junior and senior schools within walking distance. There is a parade of local shops, regular bus services and excellent transport links to the town centre, Cockerton village and West Park with the Aldi Supermarket and Marks & Spencer food hall.

The property is warmed by gas central heating and is double glazed.

COUNCIL TAX: A

TENURE: Freehold

RECEPTION HALLWAY

UPVC entrance door opening into reception hallway which has a solid oak floor and staircase to the first floor, there is access to the lounge, kitchen and cloaks/WC.

CLOAKS/WC

White WC and ceramic handbasin.

LOUNGE

15'3" x 12'5" (4.66 x 3.79)

A spacious and welcoming reception room with a bay window to the front with stained glass detail. The room is open plan to the dining room.

DINING ROOM

11'6" x 9'9" (3.52 x 2.98)

A generous space with French doors opening onto the garden and a door leading to the kitchen.

KITCHEN

12'0" x 9'4" (3.67 x 2.87)

The kitchen comprises of a range of light grey cabinets with light ash effect worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and electric hob and there is plumbing for a free standing washing machine. There is also a large understairs storage cupboard. The room has a window to the rear aspect and a solid oak floor.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and the bathroom/WC.

BEDROOM ONE

14'9" x 10'1" (4.51 x 3.08)

A very generous double bedroom overlooking the front aspect.

BEDROOM TWO

11'5" x 9'9" (3.49 x 2.99)

A second double bedroom overlooking the rear aspect.

BEDROOM THREE

9'9" x 8'7" (2.98 x 2.64)

Bedroom three is also a sizeable room which overlooks the front aspect.

BATHROOM/WC

A white suite comprising of a panelled bath with mains fed over the bath shower, pedestal handbasin and WC. The room is finished with ceramics and has a window to the rear.

EXTERNALLY

The front garden is open plan and laid to lawn. The rear garden is enclosed and designed for ease of maintenance being paved with a storage shed.

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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