



## 23 WHITBY WAY, DARLINGTON, DL3 9RU

**Offers In The Region Of £100,000**

We offer for sale a three bedroom semi detached property pleasantly positioned in the ever popular Cockerton/Branksome area of Darlington which lies within easy reach of local shops, amenities and schooling.

Viewing highly recommended, the property will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity.



## ENTRANCE HALLWAY

The entrance door opens into the reception hallway which has the staircase leading to the first floor landing and access into the Kitchen and Lounge.

## LOUNGE

### 18'11 x 9'11 (5.77m x 3.02m)

A spacious reception room being dual aspect with a UPVC window to the front and rear. There is a gas feature fireplace to add a focal point to the room.

## KITCHEN

### 11'10 x 10'01 (3.61m x 3.07m)

Fitted with an ample range of cream , wall floor and drawer cabinets with stainless steel sink unit. There is a UPVC window to the front and side aspect. There is access into the Utility room and storage cupboard.

## UTILITY ROOM

### 8'99 x 5'11 (2.44m x 1.80m)

A handy addition in any home fitted with white cabinets and a UPVC window and door leading to the rear.

## FIRST FLOOR LANDING

Leading to all three bedrooms, bathroom, airing cupboard and separate WC.

## BEDROOM ONE

### 12'00 x 10'00 (3.66m x 3.05m)

A spacious master bedroom having a UPVC window to the front aspect

## BEDROOM TWO

### 12'6 x 9'7 (3.81m x 2.92m)

A further double bedroom , this time having a UPVC window to the side.

## BEDROOM THREE

### 8'11 x 6'11 (2.72m x 2.11m)

A sizeable single room having a UPVC window to the rear.

## BATHROOM

Fitted with a white suite to include a panelled bath and pedestal hand basin. There is a UPVC window to the rear.

## SEPARATE WC

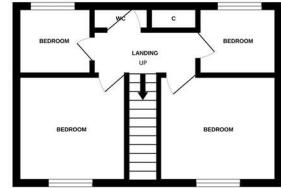
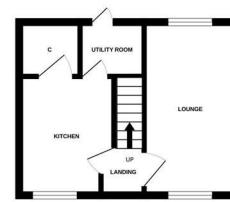
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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.

## EXTERNALLY

The front of the property is enclosed by hedging with a paved pedestrian footpath leading to the front door, there is access to the rear garden via a side gate.

The rear garden is mainly laid to lawn with patio seating area and handy outside storage shed.



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such. Any property shown in this plan is not to scale. As to the boundaries of the property, reference should be made to the title plan or plan of title. Made with MyPlan 0.2024

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		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

