



## 99 COBDEN STREET, DARLINGTON, DL1 4JD

### Offers In The Region Of £149,950

This spacious three-bedroom end-terraced property is ideally positioned within the ever-popular Eastbourne area of Darlington, offered to the market with the added benefit of no onward chain and having been refurbished throughout to a high standard. A perfect opportunity for a range of buyers, the home is ready to move straight into.

The property is approached via a forecourt frontage, leading to the entrance door and into a welcoming lounge, complete with staircase access to the first floor. To the rear, a separate dining room provides an excellent space for entertaining and flows seamlessly into a re-fitted kitchen, which in turn leads to a stylish re-fitted bathroom/WC.

To the first floor, there are three generous bedrooms, all well-proportioned and offering comfortable accommodation.



**LOUNGE**  
15'9 x 14'4 (4.80m x 4.37m )

**DINING ROOM**  
14'4 x 12'6 (4.37m x 3.81m )

**KITCHEN**  
15'3 x 5'10 (4.65m x 1.78m )

**BATHROOM**  
6'10 x 6'3 (2.08m x 1.91m )

**BEDROOM ONE**  
14'05 x 12'03 (4.39m x 3.73m )

**BEDROOM TWO**  
12'02 x 6'09 (3.71m x 2.06m )

**BEDROOM THREE**  
9'4 x 6'9 (2.84m x 2.06m )

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**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.

