



**** SOUGHT AFTER WEST END LOCATION ** ** CATCHMENT OF EXCELLENT SCHOOLING ****
**** IDEAL FAMILY HOME ** ** NO ONWARD CHAIN ****

Pleasantly located on the Mowden estate in the West End of Darlington and lies within walking distance of excellent schooling, within easy reach of the town centre and Cockerton village. There are also convenient transport links to the A1(M) and A66.

The home is in need of some updating which has been reflected within the asking price and, in our opinion, it will certainly appeal to a variety of buyers including a growing family. An early viewing is highly recommended at your earliest opportunity.

The home benefits from uPVC double glazing, gas central heating along with no onward chain. There is parking for two vehicles and a garage for further secure parking or storage.

GROUND FLOOR

An entrance hall with stairs to the first floor, a lounge overlooking the front with a feature fireplace through to a separate dining room with sliding patio door to the garden. The kitchen provides a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, cooker point, wall mounted gas boiler and access through to a useful utility room.

FIRST FLOOR

A landing with window to the side elevation, small hatch allowing loft access and a cupboard housing the domestic hot water cylinder. Three good sized bedrooms, two doubles with built in wardrobes and a single with storage cupboard. The bathroom has a panelled bath with overhead shower and a separate w.c.

EXTERNALLY

There are gardens to the front and rear. The front is an open lawned garden with mature borders and a hard surface driveway allowing parking for two vehicles leading to the garage. Shared side access to the mature rear garden which, in our opinion has excellent potential.

Please Note: Council Tax Band C. Freehold basis.

Edgecombe Drive, DL3 9DL

ENTRANCE HALL

LOUNGE

12'2" x 16'0" (3.71m x 4.88m)

DINING ROOM

10'3" x 8'9" (3.13m x 2.69m)

KITCHEN

7'10" x 11'1" (2.39m x 3.40m)

UTILITY

7'1" x 8'10" (2.16m x 2.71m)

FIRST FLOOR LANDING

BEDROOM

11'6" x 12'7" (3.53m x 3.85m)

BEDROOM

11'6" x 10'1" (3.53m x 3.08m)

BEDROOM

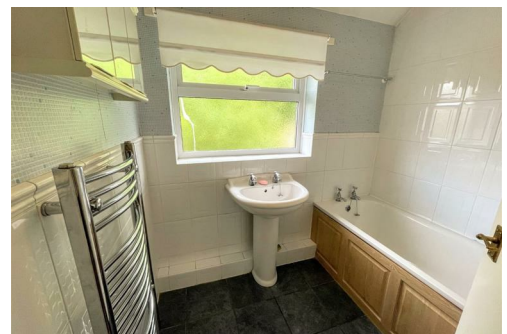
6'9" x 9'1" max (2.08m x 2.79m max)

BATHROOM

SEPARATE W.C.

FRONT EXTERNAL

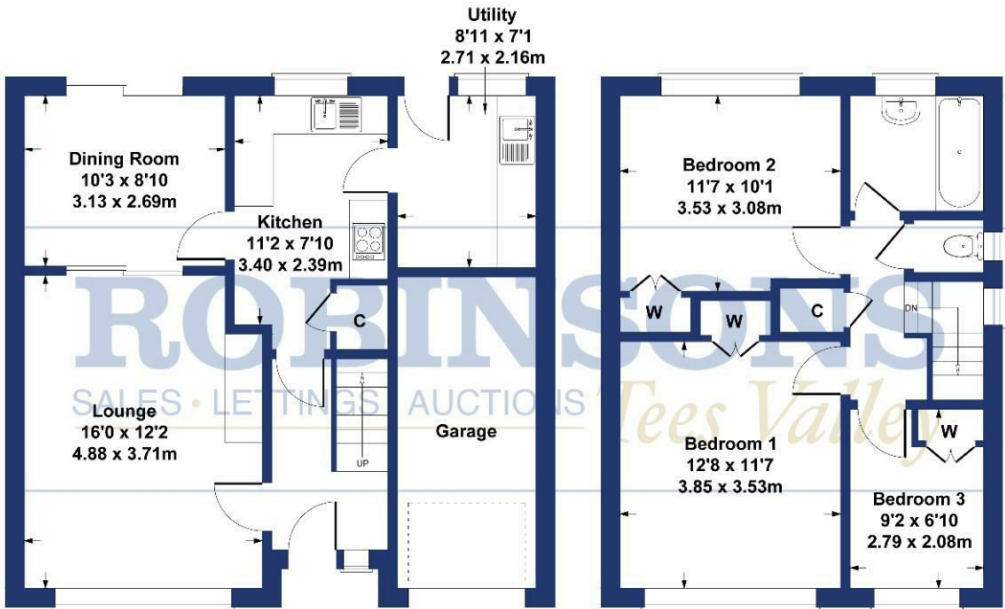
REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

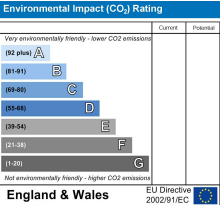
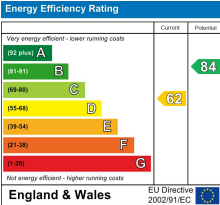
Edgecombe Drive

Approximate Gross Internal Area
1119 sq ft - 104 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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