



** PRICED TO SELL ** ** OPEN TO OFFERS ** ** SOUGHT AFTER HIGH GRANGE DEVELOPMENT **
** IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY **

Spacious, yet manageable, semi detached property located on this extremely popular development only a 5 minute drive to the A1(M) linking the North and South. A host of shops and amenities can be found within easy reach of Cockerton village and will certainly suit the needs of a variety of buyers with early viewings highly recommended to avoid disappointment but, also to appreciate what this home has to offer.

There is uPVC double glazing, gas central heating and a good sized rear garden, perfect for those warmer months.

GROUND FLOOR

A useful entrance porch, an excellent sized lounge, ideal for entertaining, a light and airy kitchen/diner with the kitchen providing a range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, wall mounted boiler, electric ceramic hob, cooker hood and electric oven.

FIRST FLOOR

A hatch allowing loft access and a cupboard housing the domestic hot water cylinder. Two good sized bedrooms and a bathroom with three piece white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

There is an open lawned garden to the front along with a block paved driveway for off street parking. A good sized rear garden, perfect for those warmer months.

Abbotsfield Way, Darlington, DL3 0GB
2 Bed - House - Semi-Detached
£119,995

ROBINSONS
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ENTRANCE PORCH

LOUNGE

12'7x15'2 max (3.84mx4.62m max)

KITCHEN

12'7x8'8 (3.84mx2.64m)

FIRST FLOOR LANDING

BEDROOM

12'7x8'8 (3.84mx2.64m)



BEDROOM

12'7x7'5 max (3.84mx2.26m max)



BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particular, 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.

OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Abbotsfield Way

Approximate Gross Internal Area
627 sq ft - 58 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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			90
(81-91) B			
(70-80) C			
(55-69) D			63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	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		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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