



**** VIRTUAL TOUR AVAILABLE ****

**** EXTREMELY POPULAR COCKERTON LOCATION ** ** QUIET CUL DE SAC ****
**** NO ONWARD CHAIN ** ** SOUTH FACING REAR GARDEN ****
**** GENEROUS DRIVEWAY and GARAGE ****

Superbly positioned in this peaceful area of Darlington which lies within easy reach of Cockerton Village, the town centre and the A1(M) linking the North and South. It has been well priced in today's market which, in our opinion, will appeal to a variety of buyers, including a first time buyer, family or as an investment opportunity.

It stands on an excellent plot which would lend itself to a further extension subject to the relevant consent. Initial driveway has gated access to further parking and a larger than average single garage for further secure parking or storage. The rear garden will appeal to many buyers having a favourable Southerly aspect thus gaining the majority of the afternoon and evening sun. Internally the home is in need of some updating which has been reflected within the asking price however, the home has been well cared for and maintained and is in good decorative order throughout.

Please Note: Council tax band B. Freehold basis. EPC Band C
 Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Ivywood Court, Darlington, DL3 0LN

3 Bedroom - House - Semi-Detached

Offers In The Region Of £170,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: B

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GROUND FLOOR

Entrance hall, lounge to the front with useful under stairs storage cupboard, pleasant open archway to the dining room, ideal for entertaining family and friends with French doors to the garden. Fitted kitchen providing a range of units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, cooker hood and single oven.

FIRST FLOOR

Landing with window to the side elevation and hatch allowing loft access. Three well appointed bedrooms, two doubles and a single. Bedrooms one and two with fitted wardrobes, the second bedroom also with a cupboard housing the refitted Worcester Combi boiler. Third bedroom has a useful storage cupboard. Modernised bathroom completes the accommodation with a panelled bath with overhead shower, basin, w.c. and chrome towel radiator.

EXTERNALLY

Open lawn garden to the front with a driveway for off street parking, gated access to further hardstanding parking leading to the garage with open up and over door, lighting and power. Well tended rear garden which is laid to lawn with mature flowering borders and a greenhouse.

ENTRANCE HALL

LOUNGE

12'4" x 13'2" (3.77m x 4.02m)

DINING ROOM

7'11" x 10'10" (2.42m x 3.31m)

KITCHEN

7'4" x 10'8" (2.26m x 3.27m)

FIRST FLOOR LANDING

BEDROOM

8'9" x 13'2" (2.67m x 4.02m)

BEDROOM

9'2" x 9'0" (2.80m x 2.75m)

BEDROOM

6'6" x 9'6" (2m x 2.91m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Ivywood Court
Approximate Gross Internal Area
990 sq ft - 92 sq m
(Including Garage)



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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		

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