



**\*\* OPEN TO OFFERS \*\***

**\*\* IDEAL FAMILY HOME \*\* \*\* POPULAR COCKERTON/BRANKSOME AREA \*\*  
\*\* SOUTH FACING REAR GARDEN \*\* \*\* STUNNING KITCHEN/DINER \*\***

We anticipate demand to be high for this well priced three bedroom semi detached property located in this part of Darlington, which lies within an easy reach of Cockerton village and the town centre. This particular row of properties enjoy lovely views over parkland to the rear, perfect to enjoy during those warmer months. The property is in good decorative order and both the kitchen and bathroom have been refurbished to a high standard, whilst the reception room runs front to rear allowing for both seating and dining. There is uPVC double glazed windows throughout and gas central heating via a 'combi' boiler.

Please Note: Council tax band A. Freehold basis. EPC Band C  
Please contact Smith & Friends to arrange of viewing (formerly Robinsons Tees Valley)

**Eggleston View, Darlington, DL3 9RG**

**3 Bed - House - Semi-Detached**

**£119,995**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Eggleston View, Darlington, DL3 9RG



## GROUND FLOOR

Entrance hall, off to the left is the lounge diner, perfect to entertain with window to the front elevation and sliding patio door to the rear. Right off the entrance is the beautifully appointed and impressive kitchen diner, which will certainly not fail to impress, enjoying a modern range of contrasting wall and base units with laminate work surfaces, incorporating a sink with mixer tap, electric ceramic hob, modern extractor, breakfast bar and double electric oven.

## FIRST FLOOR

Landing with cupboard housing the combi boiler. Three well dressed bedrooms, two doubles and a single complimented by the refurbished bathroom with three-piece white suite consists of panelled bath with overhead shower, vanity wash basin and w.c.

## EXTERNALLY

Gardens to front and rear. The front is laid to lawn (no driveway to this property). Pedestrian side access to the South facing rear enjoying those lovely views. It is laid to lawn and enjoys a summerhouse, patio area and useful outside store.

## ENTRANCE HALL

## LOUNGE/DINER

9'10" x 18'3" (3.02m x 5.58m)

## KITCHEN

12'7" x 18'3" (3.85m x 5.58m)

## FIRST FLOOR LANDING

## BEDROOM

12'7" x 9'6" (3.84m x 2.92m)

## BEDROOM

13'1" x 9'0" (3.99m x 2.76m)

## BEDROOM

6'10" x 8'11" (2.10m x 2.73m)

## BATHROOM/W.C.

## FRONT EXTERNAL

## REAR GARDEN



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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

## Eggleston View

Approximate Gross Internal Area  
840 sq ft - 78 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. 2024

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold;">72</span> </div>
(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	

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