

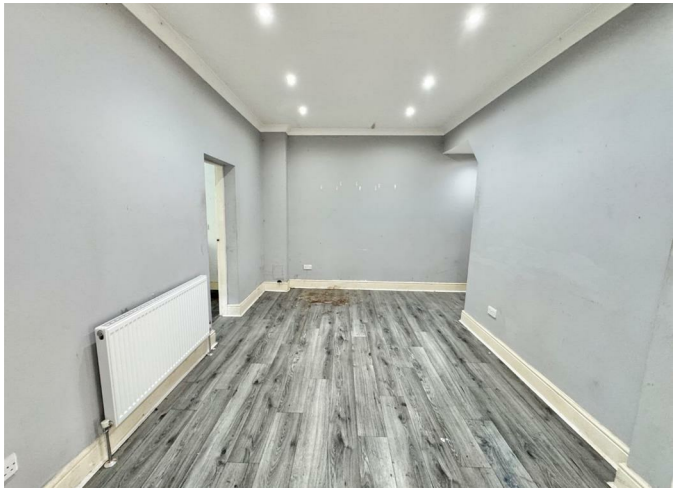
Prior Street, DL3 9EN
2 Bed - House - Semi-Detached
£120,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











Prior Street, DL3 9EN

** SEMI DETACHED HOUSE **. ** TWO BEDROOMS **. ** SOUGHT AFTER LOCATION **
** WALKING DISTANCE TO COCKERTON VILLAGE **. ** LARGE CONSERVATORY **
** IN NEED OF IMPROVEMENT **. ** OFF STREET PARKING **. ** LARGE REAR GARDEN **

This two bedroom semi detached house is located in the sought after Cockerton area of Darlington within walking distance of Cockerton Village with its excellent range of shops and with local parkland virtually on the doorstep.

The property offers spacious accommodation but is in need of improvement and offers excellent potential. No onward chain.

The accommodation briefly comprises: large Conservatory with french doors to the rear garden, Dining Room, Lounge with bay window, fitted Kitchen with built in oven and hob, Landing, two Bedrooms and Bathroom/ wc with a modern white suite.

Externally, there is off street parking to the front, open plan front garden and large rear garden with patio area which is not directly overlooked.

An ideal opportunity to create an attractive family home or an ideal buy to let property for an investor. Early viewing is highly recommended.

GROUND FLOOR

Conservatory
17'4 x 11'4 (5.18m'1.22m x 3.35m'1.22m)

Dining Room
14'10 x 9'10 (4.27m'3.05m x 2.74m'3.05m)

Lounge
14'4 x 14'10 (4.27m'1.22m x 4.27m'3.05m)

Kitchen
9'10 x 9'10 (2.74m'3.05m x 2.74m'3.05m)

FIRST FLOOR

Landing

Bedroom 1
14'10 x 11'10 (4.27m'3.05m x 3.35m'3.05m)

Bedroom 2
10'0 x 8'8 (3.05m'0.00m x 2.44m'2.44m)

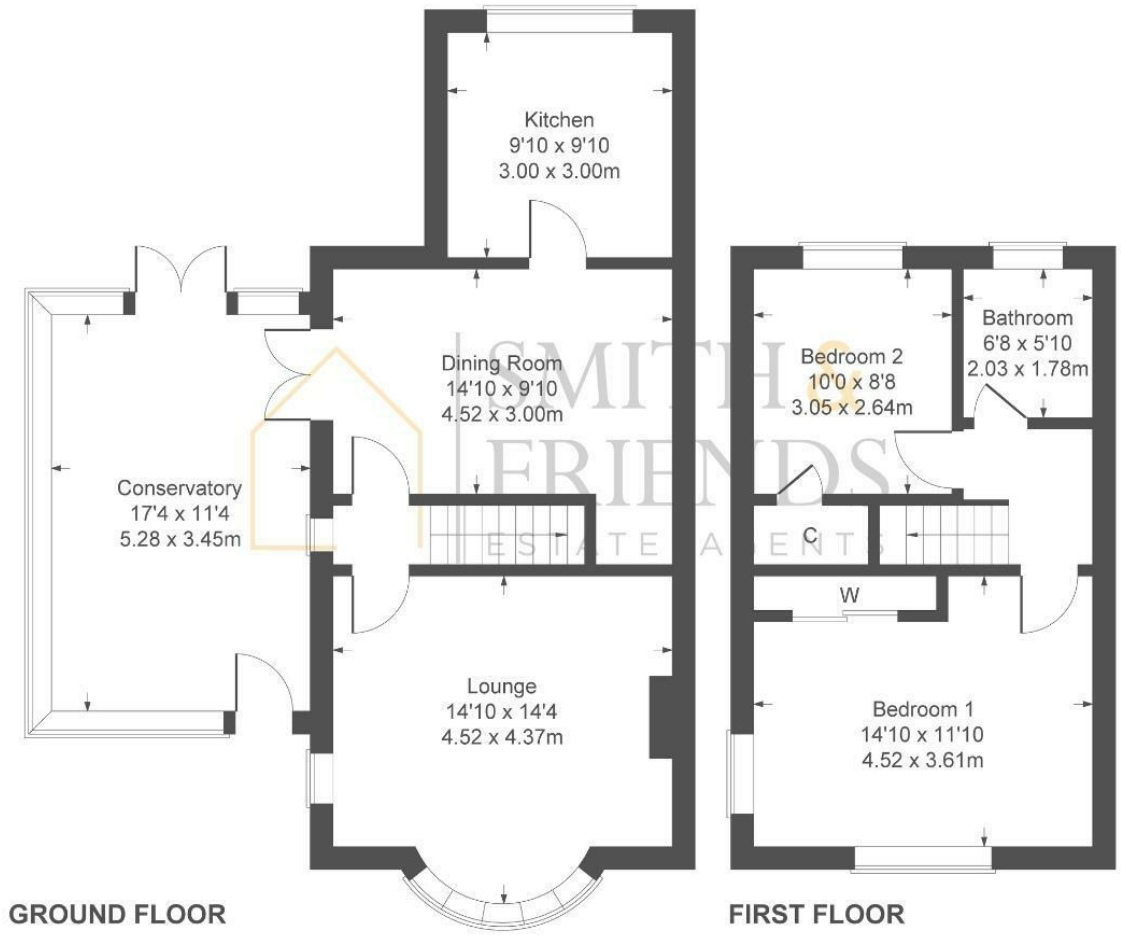
Bathroom/ wc
6'8 x 5'10 (1.83m'2.44m x 1.52m'3.05m)



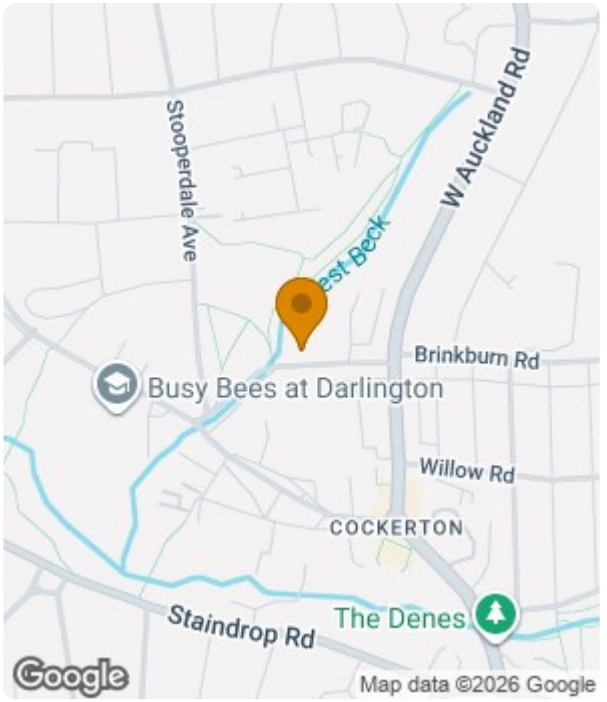


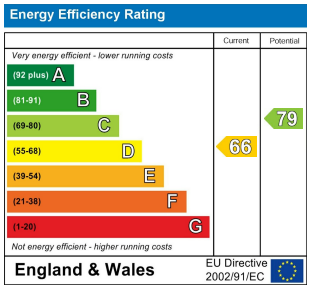
Prior Street

Approximate Gross Internal Area
1082 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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