



**** THREE BEDROOM MID TERRACED HOUSE **** **** TWO RECEPTION ROOMS ****
**** SOUGHT AFTER LOCATION **** **** CLOSE TO THE DENE AND COCKERTON VILLAGE ****

We are pleased to offer for sale a deceptively spacious three bedroom mid terrace house in a sought after road in a very popular residential area off Brinkburn Road and Willow Road. Within walking distance of lovely parkland in the Dene, a local nature reserve, well known public house 'The Brinkburn' and wide range of local shops in Cockerton village and regular bus services to the town centre.

The property offers family sized accommodation with the benefit of gas central heating and uPVC double glazing. Presented in good decorative order throughout with a modern kitchen and bathroom and a useful fully boarded loft space with velux window and fitted carpet ideal for a variety of uses..

The accommodation briefly comprises: Entrance Hall with attractive spindal staircase, Lounge with bay window and laminate flooring, Dining Room with french doors to the rear courtyard, fitted Kitchen with built in oven and hob, Landing, three Bedrooms - two with an excellent range of fitted wardrobes and Bathroom/ wc with modern white suite and wall mounted waterfall shower.

Externally there is an enclosed front garden and good sized rear courtyard/ garden with paved patio area, artificial lawn and decked patio area ideal for entertaining in the warmer months.

An internal inspection is highly recommended to appreciate the property fully.

Pierremont Road, Darlington, DL3 6DN

3 Bedroom - House - Mid Terrace

Offers In Excess Of £160,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Pierremont Road, Darlington, DL3 6DN



GROUND FLOOR

Entrance Hall

Lounge

13'4 into bay window x 13'10 into alcoves (3.96m'1.22m into bay window x 3.96m'3.05m into alc)

Dining Room

11'0 x 13'10 into alcoves (3.35m'0.00m x 3.96m'3.05m into alcoves)

Kitchen

13'4 x 5'4 increasing to 9'6 (3.96m'1.22m x 1.52m'1.22m increasing to 2.74m'1.83)

FIRST FLOOR

Landing

Bedroom 1

11'0 x 11'2 including wardrobes (3.35m'0.00m x 3.35m'0.61m including wardrobes)

Bedroom 2

36'1"0'0" x 36'1"6'6" including wardrobes (11'0 x 11'2 including wardrobes)

Bedroom 3

8'0 x 8'0 (2.44m'0.00m x 2.44m'0.00m)

Bathroom/ wc

8'0 x 5'4 (2.44m'0.00m x 1.52m'1.22m)



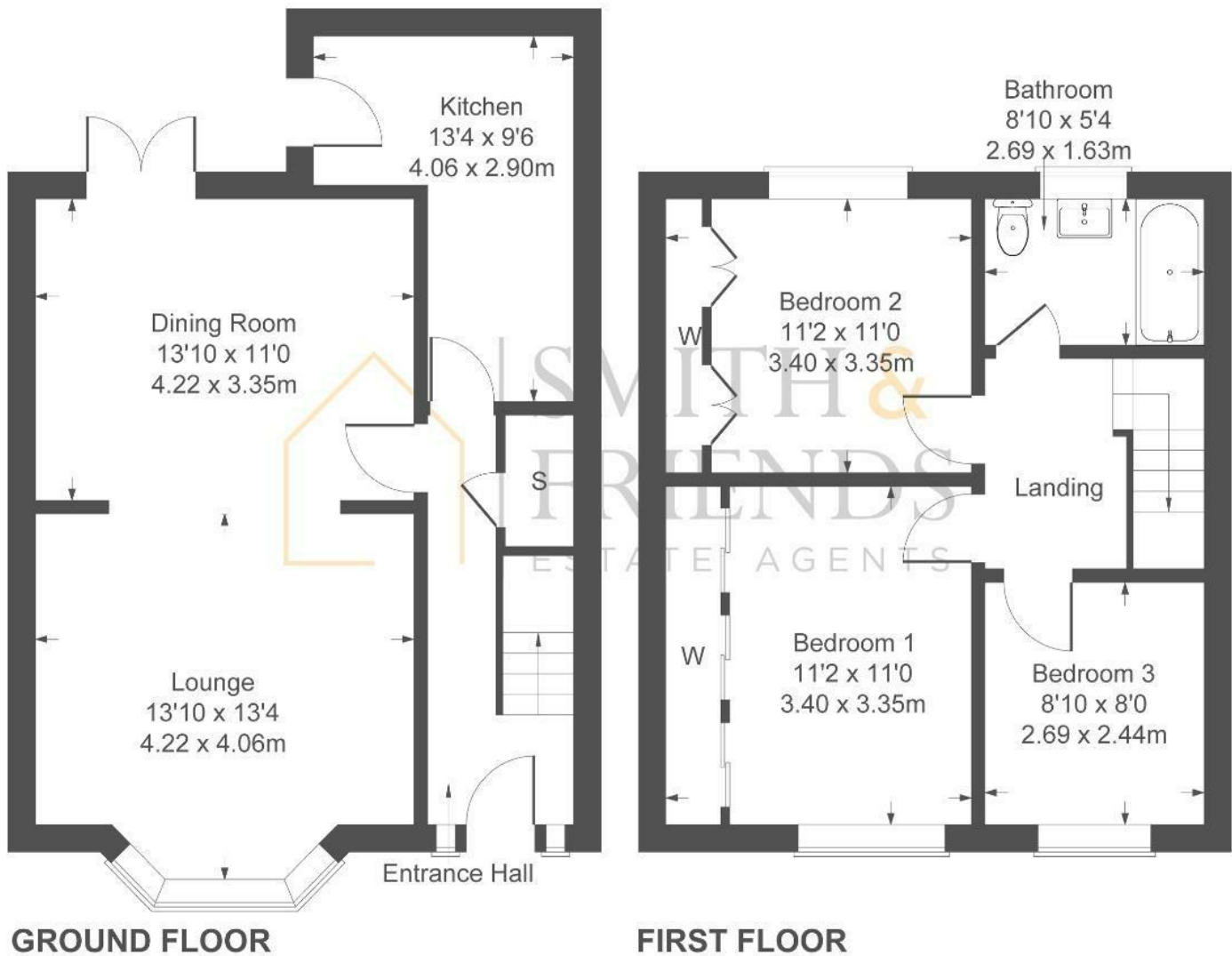
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Pierremont Road

Approximate Gross Internal Area
967 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2025
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. We 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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