



#### PUBLIC NOTICE

Smith and Friends estate agents are now in receipt of an offer for the sum of £60 thousand for 94 Cockerton Green. Anyone wishing to place an offer on this property should contact Smith and Friends Estate Agent, 7 Duke Street Darlington. DL3 7RX Tel number 01325 484440 before exchange of contracts.

**\*\* ATTENTION ALL INVESTORS \*\***

**\*\* COMPETITIVELY PRICED \*\*** **\*\* POPULAR COCKERTON VILLAGE LOCATION \*\***  
**\*\* WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES \*\***

Located within easy reach of the A1(M) and A66, this well priced two bedroom cottage located in this popular part of Darlington close to Cockerton village and Darlington town centre. The home is in need of refurbishment, which has been reflected within the asking price with viewings recommended to appreciate the potential. It benefits from uPVC double glazed windows and the home is brought to the market with NO ONWARD CHAIN.

**\*\* Please Note: Any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order \*\***

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

**Cockerton Green, Darlington, DL3 9EU**

**2 Bed - House - Terraced**

**Offers Over £55,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Cockerton Green, Darlington, DL3 9EU



### GROUND FLOOR

Cosy yet spacious lounge to the front with feature fireplace. Fitted kitchen to the rear with a range of units, laminate work surfaces, sink unit, gas hob, extractor hood, single oven and stairs to first floor.

### FIRST FLOOR

Small landing leading to a bathroom with three-piece suite and two bedrooms.

### EXTERNALLY

Forecourt style garden to the front and small seating area to the rear, which is not enclosed.

### LOUNGE

11'8x13'4 (3.56mx4.06m)

### KITCHEN

8'11x10'10 (2.72mx3.30m)

### FIRST FLOOR LANDING

### BEDROOM

8'9x13'5 (2.67mx4.09m)

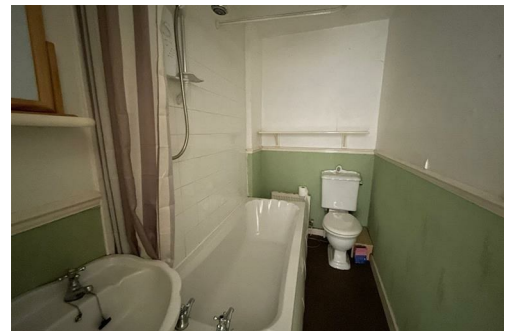
### BEDROOM

8'1x6'9 (2.46mx2.06m)

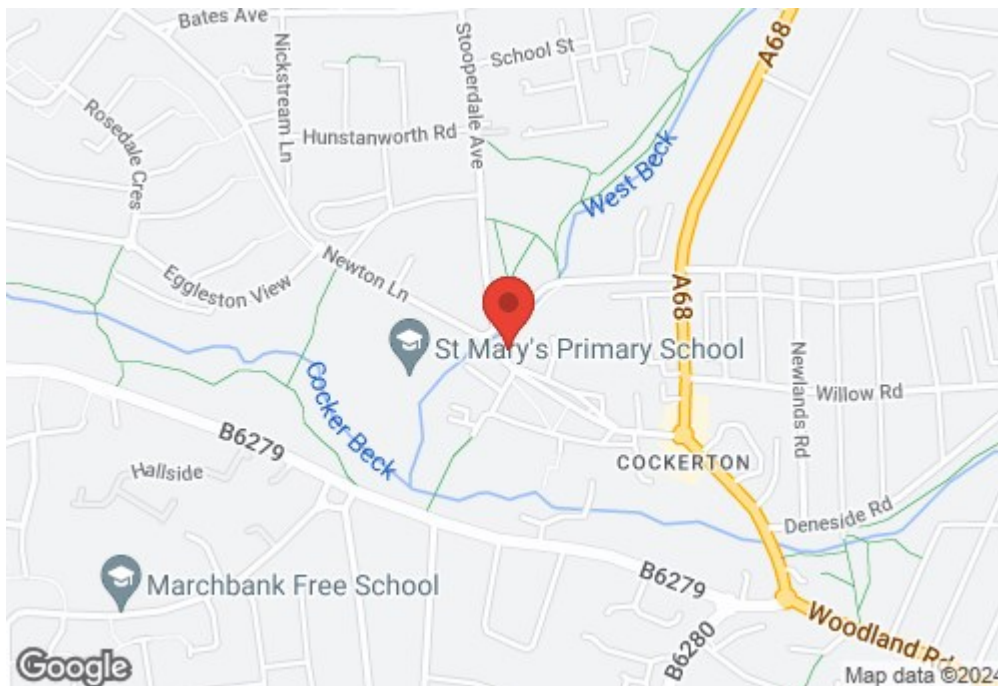
### BATHROOM/W.C.

4'1x8'7 (1.24mx2.62m)

### FRONT EXTERNAL



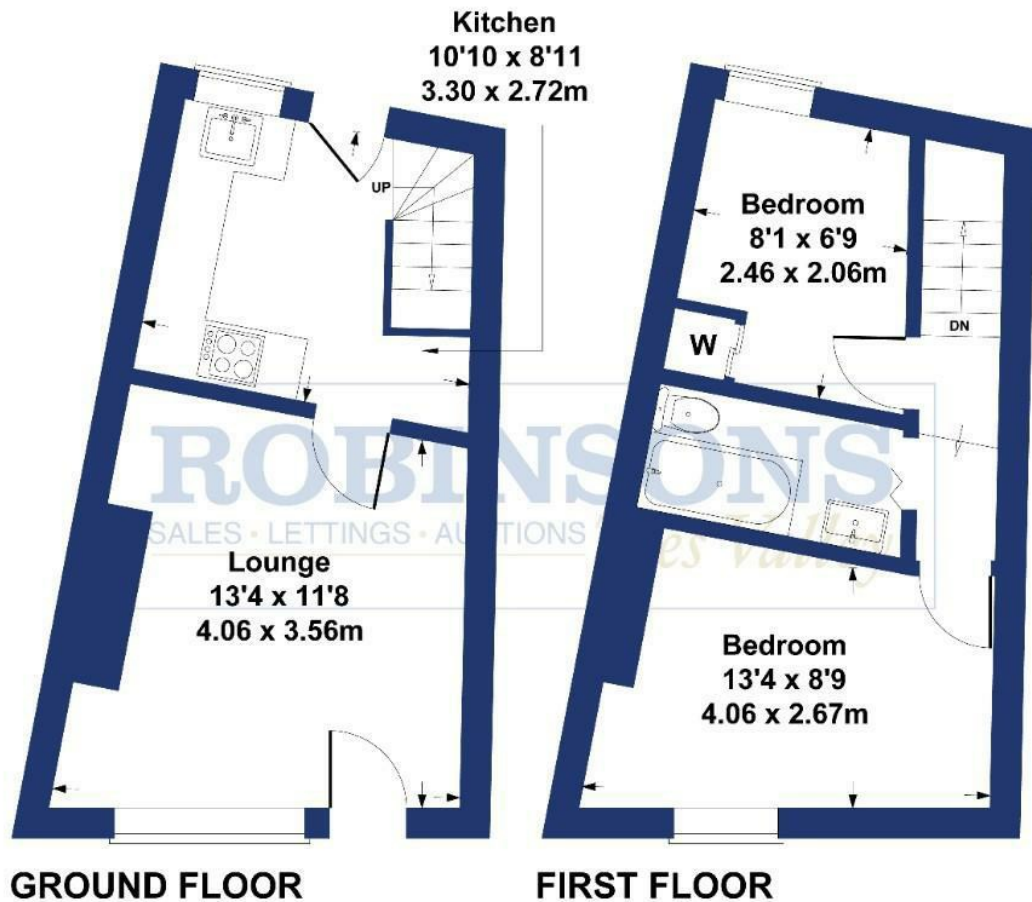
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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

# Cockerton Green

Approximate Gross Internal Area  
507 sq ft - 47 sq m



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

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>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC