



**** STUNNING THREE BED FAMILY HOME ** * CONSERVATORY EXTENSION ** * SOLAR PANELS **
 ** HIVE CENTRAL HEATING SYSTEM ** * LUXURIOUS KITCHEN ** * OPEN TO OFFERS ****

We anticipate demand to be high for this significantly improved family home located in the ever popular Branksome/Cockerton area of Darlington which lies within easy reach of Cockerton village and the A1(M) linking the North and South.

The home has been extremely well cared for and maintained by the present owners which will suit the needs of a variety of buyers including a first time buyer, growing family or as an investment opportunity. There are two good sized reception rooms as well as the conservatory extension overlooking the garden. The garden has a favourable Westerly aspect thus gaining the majority of the Summer sun and has been beautifully tended.

We have no hesitation in recommending an internal viewing at your earliest opportunity to avoid disappointment but, also to appreciate what this home has to offer.

GROUND FLOOR

Entrance hallway, lounge situated to the front with a feature fireplace and pleasant open archway leading to the dining room, perfect for entertaining family and friends which has a sliding patio door to the uPVC double glazed conservatory. The beautifully appointed kitchen has been refurbished in recent years providing an excellent range of units, laminate work surfaces incorporating a stainless steel sink unit with mixer tap and plumbing for an automatic washing machine.

FIRST FLOOR

A landing with hatch and ladder to a boarded carpeted loft with lighting and central heating radiator. There are three good sized bedrooms, perfect for a growing family, two of which with useful fitted cupboards, one including the combi boiler. The well presented bathroom has a white suite comprising of bath with overhead shower, wash hand basin, chrome towel radiator, fully tiled walls and a separate w.c.

Whitby Way, Darlington, DL3 9SN
3 Bed - House - Terraced
£109,995

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EXTERNALLY

There is an open lawned garden to the front and shared pedestrian access to the enclosed garden to the rear, perfect for those warmer months having a favourable Westerly aspect. It is laid to lawn with a paved patio area.

ENTRANCE HALL

LOUNGE

13'2x11'1 (4.01mx3.38m)

DINING ROOM

13'2x11'3 (4.01mx3.43m)

Narrows to 9'3

CONSERVATORY

8'9x8'8 (2.67mx2.64m)

KITCHEN

9'5x11'2 max (2.87mx3.40m max)

FIRST FLOOR LANDING

BEDROOM

11'7x12'8 (3.53mx3.86m)

Narrows to 8'4

BEDROOM

13'5x9'6 (4.09mx2.90m)

BEDROOM

10'x10'9 (3.05mx3.28m)

BATHROOM

SEPARATE W.C.

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitby Way

Approximate Gross Internal Area
1164 sq ft - 108 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. 2021

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 62 | 74 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

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