



**** THREE BEDROOM DETACHED HOUSE **** TWO BATHROOMS PLUS CLOAKROOM/ WC ****
**** CORNER PLOT POSITION **. ** LOVELY OPEN OUTLOOK **. ** VIEWING RECOMMENDED **** IMMACULATE THROUGHOUT *** CLOSE TO THE DENE AND COCKERTON VILLAGE ****

We are pleased to offer for sale this superb three bedroom detached house. Standing on an attractive corner plot overlooking a large green area to the front over which it enjoys excellent open views. On a popular modern development off Brinkburn 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.

Built in 2018 the property offers family sized accommodation with the benefit of gas central heating and uPVC double glazing. Presented in immaculate decorative order throughout with all fitted carpets, flooring and window blinds included in the sale.

The well appointed accommodation briefly comprises: Entrance Hall, Cloakroom/ wc, spacious Lounge with dual aspect windows including a bay window giving views over the green to the front, open plan Kitchen/ Dining Room, Dining Area with french doors to the rear garden and Kitchen Area with fitted floor and wall units, built in oven and hob and integrated appliances, Landing, three Bedrooms - master bedroom with En Suite Shower Room/ wc and family Bathroom/ wc.

Externally there are enclosed gardens to the front, side and rear with lawns and paved patio area, tarmac drive providing off street parking and attached brick garage with electric car point.

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

Mannerton Grove, Darlington, DL3 0AR

3 Bedroom - House - Detached

£240,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Mannerton Grove, Darlington, DL3 0AR



GROUND FLOOR

Entrance Hall

Cloakroom/ wc

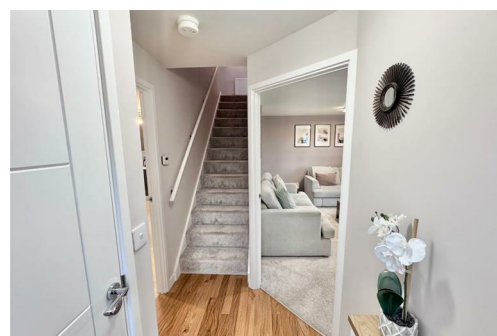
4'8 x 3'4 (1.22m'2.44m x 0.91m'1.22m)

Lounge

14'8 x 12'10 into bay window (4.27m'2.44m x 3.66m'3.05m into bay window)

Kitchen/ Dining Room

14'8 x 10'4 (4.27m'2.44m x 3.05m'1.22m)



FIRST FLOOR

Landing

Bedroom 1

9'4 x 10'6 increasing to 13'8 (2.74m'1.22m x 3.05m'1.83m increasing to 3.96m'2.44m)

En Suite Shower Room/ wc

8'4 x 4'10 (2.44m'1.22m x 1.22m'3.05m)



Bedroom 2

11'8 x 8'2 plus wardrobes (3.35m'2.44m x 2.44m'0.61m plus wardrobes)

Bedroom 3

8'4 x 6'2 (2.44m'1.22m x 1.83m'0.61m)

Bathroom/ wc

7'6 x 5'2 (2.13m'1.83m x 1.52m'0.61m)



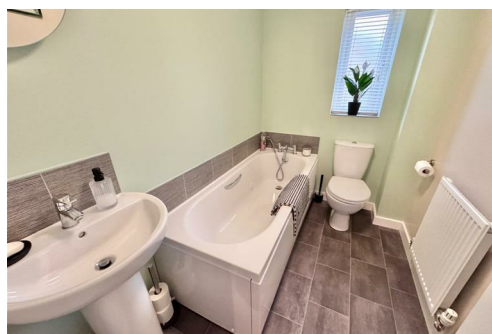
OUTSIDE

Attached Brick Garage

20'0 x 10'4 (6.10m'0.00m x 3.05m'1.22m)



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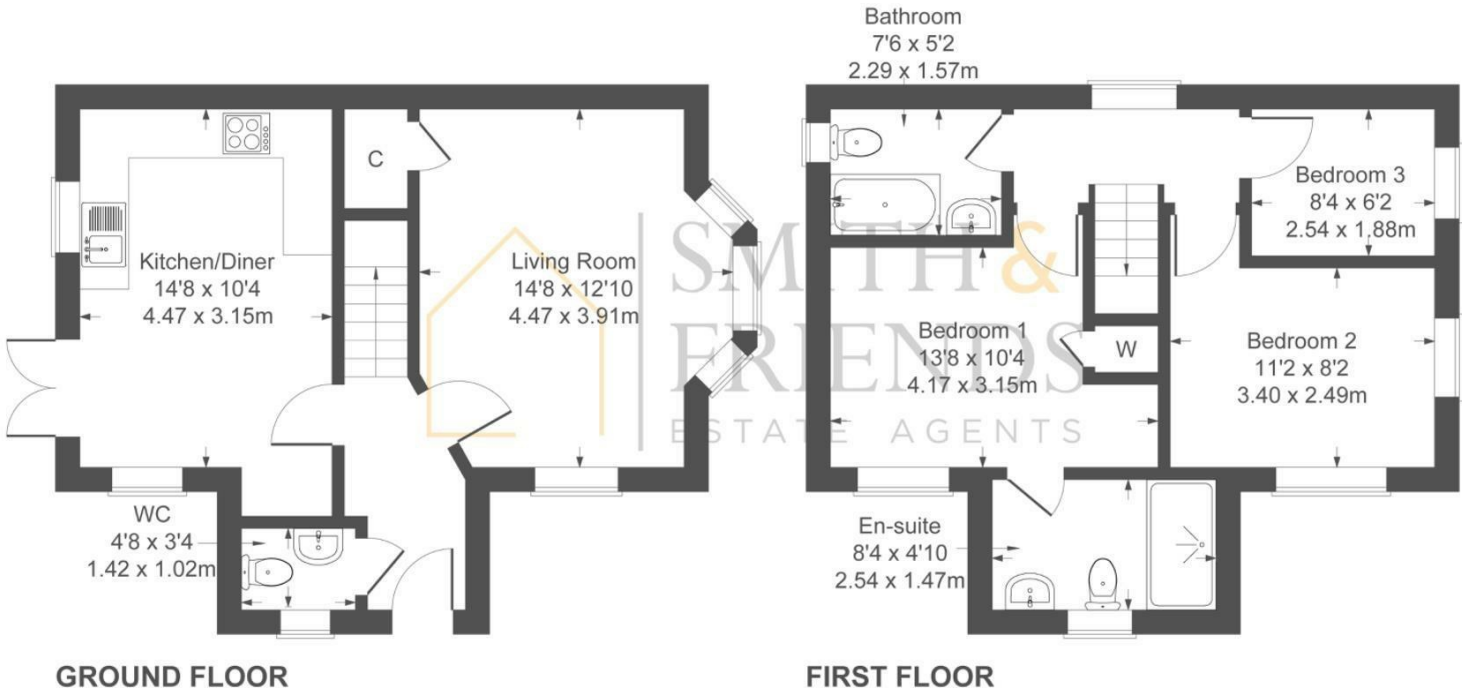


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Mannerton Grove

Approximate Gross Internal Area
845 sq ft - 79 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		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

