



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

**\*\* PERIOD COTTAGE \*\* \*\* NEEDS MODERNISATION \*\* \*\* LOVELY LOCATION OVER VILLAGE GREEN \*\*  
\*\* LOCAL AMENITIES CLOSE BY \*\***

We are pleased to bring to the market this mid terraced property overlooking the village green in Cockerton village. It lies within easy reach of local shops, schooling and good transport links to the A1(M).

The property is in need of some modernisation and briefly comprises of a lounge to the front, dining/sitting room to the rear with stairs leading to the first floor, a good sized kitchen with a range of units and space for a table and chairs, three bedrooms and a good sized bathroom/w.c.

Council tax band B. Freehold basis. EPC Band D

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

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

**3 Bedroom - House - Mid Terrace**

**£115,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**

# Cockerton Green, Darlington, DL3 9EU

## LOUNGE

16'4x11'2 (4.98mx3.40m)



## SEPARATE DINING/SITTING ROOM

16'x8'8 (4.88mx2.64m)

## KITCHEN

15'x8'9 (4.57mx2.67m)

## FIRST FLOOR

### BEDROOM

16'8x8' (5.08mx2.44m)



### BEDROOM

14'4x9'1 (4.37mx2.77m)

### BEDROOM

9'3x10'3 (2.82mx3.12m)

### BATHROOM/W.C.

### FRONT EXTERNAL



## Cockerton Green, Darlington, DL3 9EU

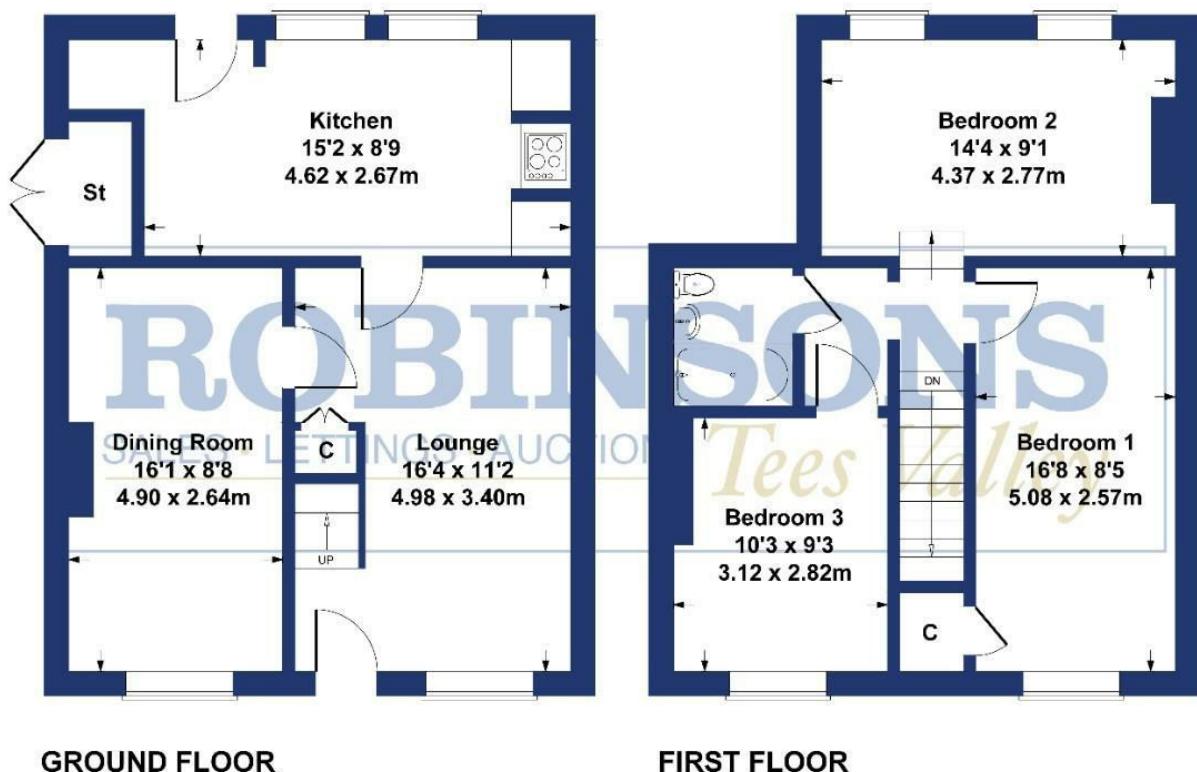


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Cockerton Green

Approximate Gross Internal Area

985 sq ft - 91 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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