



**** 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



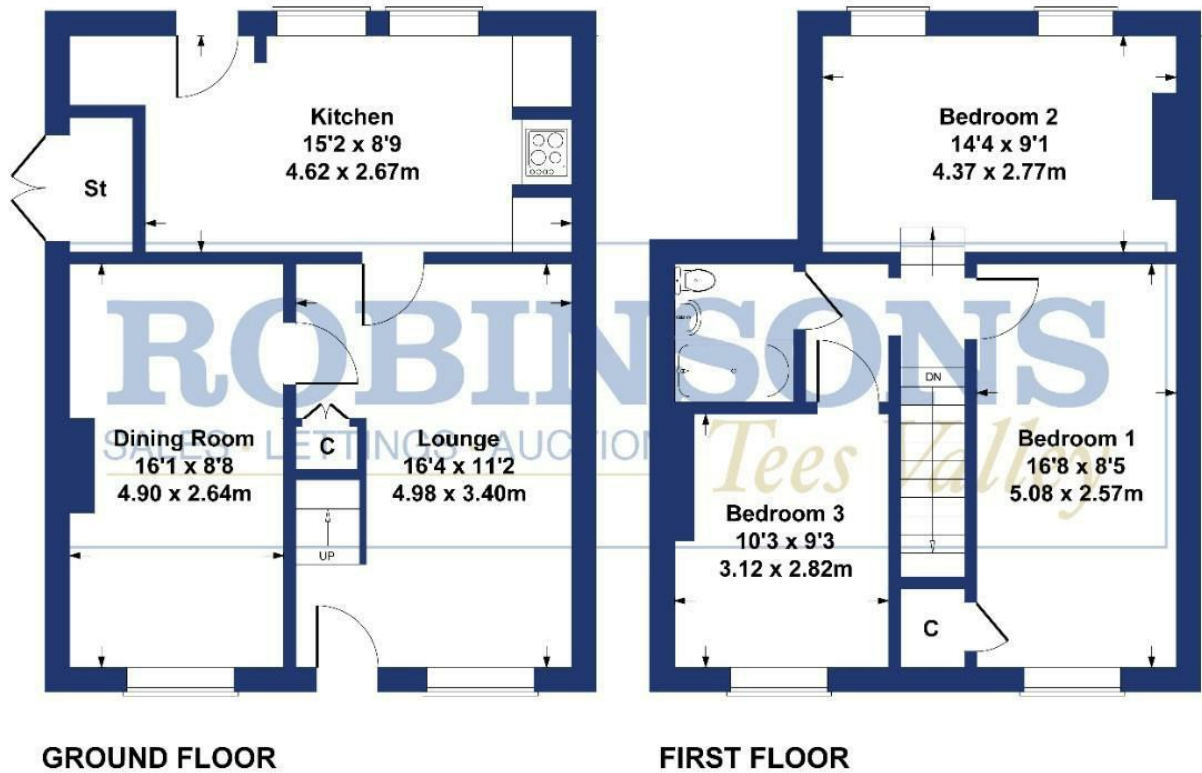
Cockerton Green, Darlington, DL3 9EU



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

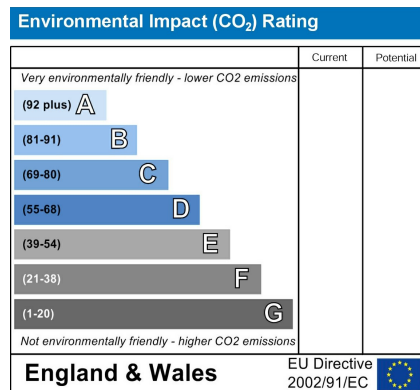
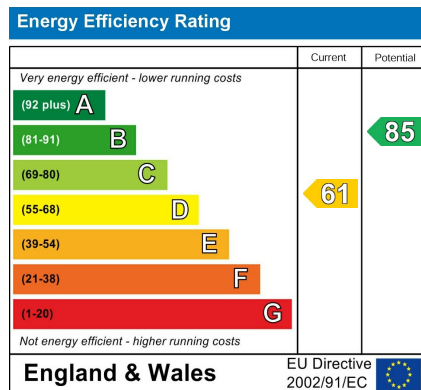
Approximate Gross Internal Area
985 sq ft - 91 sq m



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



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