



**\*\* QUIET CUL DE SAC LOCATION \*\* \*\* POPULAR COCKERTON/BRANKSOME AREA \*\*  
**\*\* IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY \*\* \*\* GENEROUS WEST FACING GARDEN \*\*  
**\*\* OFF STREET PARKING \*\*******

This is an excellent opportunity to acquire this extremely well cared for and maintained three bedroom semi detached property pleasantly positioned in this ever popular part of Darlington. It lies within easy reach of Cockerton village, Darlington town centre with transport links to both the A1(M) and A66.

There is a resurfaced driveway to the front allowing off street parking whilst the rear garden will not fail to impress having a favourable Westerly aspect thus gaining the majority of the afternoon and evening sun.

Internally the home provides spacious, yet manageable, accommodation with a well appointed kitchen providing a good range of units, a ground floor bathroom and first floor w.c. There are three good sized bedrooms, ideal for a growing family.

We have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer. There is no onward chain and seller is ready to move.

#### GROUND FLOOR

A light and airy hallway giving a good first impression, ground floor bathroom with a well equipped white suite comprising panelled bath with shower attachment, wash hand basin, chrome towel radiator and fully tiled walls and flooring. A good sized lounge located to the front and a large window flooding the room with natural light and a feature fireplace with flame effect gas fire. The generous kitchen provides an excellent range of wall and base units with marble effect work surfaces incorporating a stainless steel sink unit with mixer tap, cooker point, plumbing for an automatic washing machine and dishwasher. Three windows allowing natural light and a uPVC door leading to the garden.

**Easby Place, Darlington, DL3 9RT**  
**3 Bed - House - Semi-Detached**  
**£115,000**

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**FIRST FLOOR**

A landing with hatch allowing loft access and generous storage with one of the cupboards housing the Baxi combi boiler. Three well dressed bedrooms, two doubles and a single. There is also a separate w.c. with wash hand basin and w.c.

**EXTERNALLY**

There are well tended gardens to the front and rear. The front is laid to lawn with flowering borders and a hard surface driveway allowing parking for a vehicle. There is pedestrian side access to the rear garden having a favourable Westerly aspect and is a perfect place to relax and unwind during those warmer months. It is laid to lawn with an outside water tap and useful outside stores.

**ENTRANCE HALL**

**GROUND FLOOR BATHROOM**

4'8x5'5 (1.42mx1.65m)

**LOUNGE**

15'9x9'8 (4.80mx2.95m)

**KITCHEN**

18'6x9' (5.64mx2.74m)

**FIRST FLOOR LANDING**

**BEDROOM**

13'x10'3 (3.96mx3.12m)

**BEDROOM**

13'x8'8 (3.96mx2.64m)

**BEDROOM**

10'3x8'6 (3.12mx2.59m)

**SEPARATE W.C.**

**FRONT EXTERNAL**

**REAR GARDEN**



Every care has been taken with the preparation of these particulars, 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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## Easby Place

Approximate Gross Internal Area  
845 sq ft - 79 sq m



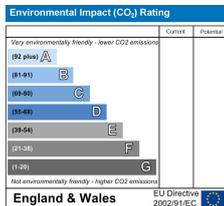
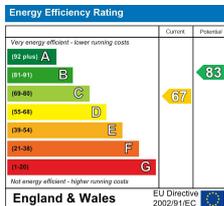
GROUND FLOOR

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



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