



** PRICED TO SELL ** * BUILDERS PART EXCHANGE **
** SOUGHT AFTER COCKERTON AREA OF DARLINGTON **
** EASY REACH OF A1(M) LINKING NORTH/SOUTH **

We anticipate demand to be high for this modern three bedroom detached property which lies just off Stooperdale Avenue in the Cockerton area of Darlington. It would certainly suit the needs of a variety of buyers including a growing family with early viewings highly recommended to avoid disappointment but, also to appreciate the well appointed accommodation throughout.

There are two good sized reception rooms and three well dressed bedrooms, the master with en-suite. It also commands an excellent plot with well tended gardens along with a driveway and garage allowing off street parking.

GROUND FLOOR

An entrance hall, off to the left is an excellent sized lounge running front to rear, perfect for entertaining family and friends. A separate dining room leading to a well appointed kitchen providing a good range of wall and base units with wood effect work surfaces incorporating a stainless steel sink unit with mixer tap, electric ceramic hob, chrome chimney style cooker hood and electric oven. Off the kitchen is a useful utility room housing the boiler and plumbing for an automatic washing machine in turn to a ground floor w.c. with wash hand basin and w.c.

FIRST FLOOR

A landing with cupboard housing the hot water cylinder and hatch allowing loft access. Three bedrooms, the master with en-suite showering facilities comprising of double shower cubicle, wash hand basin and w.c. There is a family bathroom with well appointed three piece white suite comprising of panelled bath, wash hand basin and w.c.

School Street, Darlington, DL3 0UG
3 Bed - House - Detached
£194,995

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EXTERNALLY

An open lawned garden to the front along with a hard surface driveway allowing off street parking leading to a garage with up and over door, lighting and power. There is pedestrian side access to the rear garden considered a good size, perfect for those warmer months having been laid to lawn with a paved patio area, perfect for al-fresco dining.



ENTRANCE HALL

LOUNGE

19'2x10' (5.84mx3.05m)

DINING ROOM

10'6x10'5 (3.20mx3.18m)

KITCHEN

8'6x8'4 (2.59mx2.54m)

UTILITY ROOM

5'2x5'1 max (1.57mx1.55m max)

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

10'9x9'1 max 10'8 (3.28mx2.77m max 3.25m)



EN-SUITE SHOWER ROOM

BEDROOM

10'2x9'2 max 11'7 (3.10mx2.79m max 3.53m)

BEDROOM

10'x10'7 max (3.05mx3.23m max)

FAMILY BATHROOM/W.C.

11'x5' (3.35mx1.52m)



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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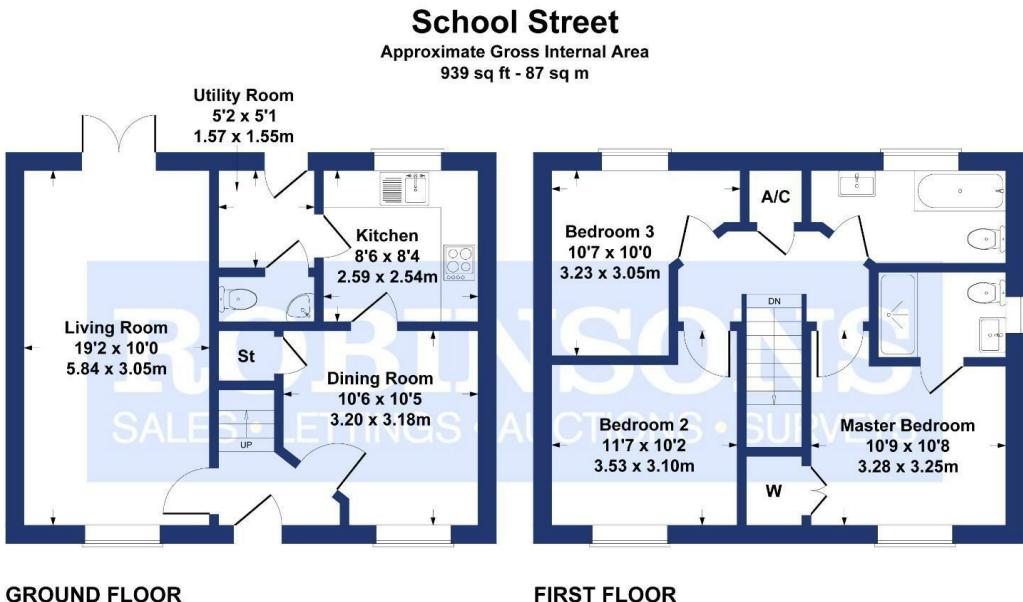
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Strategic Marketing Plan

Dedicated Property Manager



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		Environmental Impact (CO ₂) Rating	
	Current	Present	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C	77	90	
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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