



**\*\* CHARMING GRADE II LISTED COTTAGE \*\*\* SOUGHT AFTER HAUGHTON GREEN \*\***  
**\*\* EASY REACH OF THE A1(M) and A66 \*\*\* DECEPTIVELY SPACIOUS \*\***  
**\*\* RETAINING LOVELY PERIOD FEATURES \*\***

'Lime Cottage' is a delightful two bedroom home nicely positioned in the picturesque Haughton Green area of Darlington. It lies within easy reach of the town centre, local shops, amenities and good transport links.

The home has been extremely well cared for and maintained having also been improved whilst retaining delightful period features. The Oak flooring gives an excellent first impression, nicely complimented by the log burner in the lounge, some Sash windows, two double bedrooms and a manageable rear garden, perfect for those warmer months.

In our opinion the home will appeal to a variety of buyers including a first time buyer, smaller family or manageable home for a retired couple or as an investment opportunity. We have no hesitation in recommending an internal viewing.

#### GROUND FLOOR

Useful entrance vestibule through to an excellent sized lounge, ideal for entertaining family and friends with a Sash style window, attractive log burner and Oak flooring. Inner hallway also with Oak flooring and stairs to the first floor. Off the inner hall is a ground floor office. The well appointed kitchen has been refurbished with a good range of modern units, laminate work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, chrome chimney style cooker hood, electric oven, integrated fridge freezer and dishwasher. Rear lobby and utility with laminate work surfaces, plumbing for an automatic washing machine, stainless steel sink unit with mixer tap.

**Haughton Green, Darlington, DL1 2DD**

**2 Bedroom - House - Terraced**

**Offers In The Region Of £160,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: B**

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## Haughton Green, Darlington, DL1 2DD

### FIRST FLOOR

With a hatch allowing loft access, two double bedrooms, the master has a uPVC double glazed window to the rear and cupboard housing the domestic hot water cylinder. The second bedroom has a traditional Sash window. The bathroom with a white suite comprising of a panelled bath, shower attachment, wash hand basin, w.c. and chrome towel radiator.

### EXTERNALLY

A pleasant forecourt garden to the front and a rear garden also considered relatively low maintenance and is a fabulous place to relax and unwind during those warmer months.

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Please Note: Council Tax Band B. Freehold basis.

### ENTRANCE VESTIBULE

### LOUNGE

12'3" x 14'5" max 19'5" (3.75m x 4.4m max 5.93m)

### INNER HALLWAY

### GROUND FLOOR OFFICE

5'11" x 7'8" (1.81m x 2.36m)

### KITCHEN

10'11" x 12'2" (3.33m x 3.71m)

### REAR LOBBY

### UTILITY ROOM/W.C.

5'3" x 5'4" (1.62m x 1.65m)

### FIRST FLOOR LANDING

### BEDROOM

9'1" x 11'11" (2.78m x 3.65m)

### BEDROOM

9'8" x 12'2" (2.95m x 3.72m)

### BATHROOM/W.C.

4'4" x 9'8" (1.34m x 2.95m)

### FRONT EXTERNAL

### REAR GARDEN



## Haughton Green, Darlington, DL1 2DD



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

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# Haughton Green


Approximate Gross Internal Area  
893 sq ft - 83 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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