



**** POPULAR BRANKSOME/COCKERTON AREA OF DARLINGTON ** ** OPEN PLAN TO THE GROUND FLOOR **
**** LUXURIOUS KITCHEN AND BATHROOM ** ** CONSERVATORY EXTENSION ******

An excellent opportunity to acquire this spacious three bedroom mid link property which, in our opinion, would suit the needs of a variety of buyers including a first time buyer, growing family or as an investment opportunity.

It has been well priced in today's market and has been significantly improved and features uPVC double glazing, gas central heating via a Baxi combi boiler and a conservatory extension providing further ground floor accommodation. The open plan lounge, dining room and kitchen is perfect to maximise on family time including the coming of goings of an active family life. It is a light filled space, perfect for entertaining which must be viewed to be appreciated. A truly impressive kitchen has been installed with a quality range of units, also featuring a breakfast bar. Equally as impressive is the stunning bathroom with three piece white suite including bath with overhead shower.

We have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer.

GROUND FLOOR

A light and airy hallway, ground floor w.c. and through lounge/diner. The lounge located to the front with a bow style window flooding the room with natural light, a feature fireplace and open aspect to the dining room allowing ample space for a table and chairs in turn with French doors to the conservatory which is uPVC double glazed with French doors to the garden. From the dining room it runs through to the kitchen with a beautifully appointed refurbished kitchen providing an excellent range of wall and base units with ample work surface space, stainless steel sink unit with mixer tap, breakfast bar, gas hob, chrome chimney style cooker hood, electric oven, plumbing for an automatic washing machine, space for a fridge freezer and inset lighting.

Whitby Way, Darlington, DL3 9UG
3 Bed - House - Mid Terrace
Offers In The Region Of £100,000

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FIRST FLOOR

A landing with hatch allowing loft access, three bedrooms, two good sized doubles and a spacious single, both double bedrooms have built-in wardrobes, the master also housing the Baxi combi boiler. To complete the first floor is the well appointed bathroom with P-shaped bath with overhead shower, vanity wash hand basin and w.c.

EXTERNALLY

There is parking for two vehicles to the front whilst the rear garden has been laid to lawn with paved patio area, an outside water tap and useful outside store.

ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE

11'4x15'2 (3.45mx4.62m)

DINING AREA

8'6x9'8 (2.59mx2.95m)

KITCHEN

9'3x9'8 (2.82mx2.95m)

CONSERVATORY

8'8x8'8 max (2.64mx2.64m max)

FIRST FLOOR LANDING

BEDROOM

10'7x13'1 (3.23mx3.99m)

BEDROOM

10'7x10'4 (3.23mx3.15m)

BEDROOM

10'2x6'8 (3.10mx2.03m)

BATHROOM/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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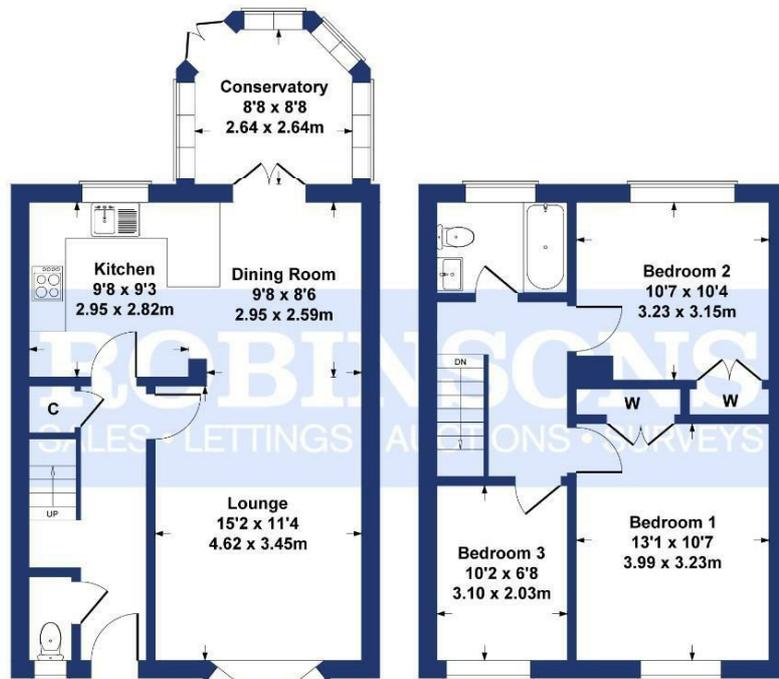
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitby Way
Approximate Gross Internal Area
1008 sq ft - 94 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

Energy Efficiency Rating	
Current	Potential
86	86
<small>Very energy efficient - lower running costs</small> (92-100) A (85-91) B (69-84) C (54-68) D (39-53) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (10-19) A (20-29) B (30-39) C (40-49) D (50-59) E (60-69) F (70-79) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
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