



**** PRICED TO SELL *** OPEN TO OFFERS *** GENEROUS DRIVEWAY and GARAGE **
 ** EVER POPULAR OAKFIELD LODGE DEVELOPMENT *** REFURBISHED KITCHEN and SHOWER ROOM ****

We anticipate demand to be high for this three bedroom semi detached property located in the Cockerton area of Darlington which lies within easy reach of the town centre, Memorial hospital and links to the A1(M).

It will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity with viewings strongly recommended at your earliest convenience. The kitchen/diner is perfect to maximise on family time with a recently installed modern kitchen, a lovely gas stove has been installed to the lounge and there is an impressive refurbished shower room with a double walk-in shower.

GROUND FLOOR

Entrance hall via a composite front door and stairs to the first floor, a ground floor w.c. with updated wash hand basin and w.c. Lounge to the front with a feature gas stove and the kitchen/diner to the rear, perfect for entertaining family and friends. The kitchen has been refurbished enjoying a range of modern wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, chrome chimney style cooker hood, electric oven and sliding patio door to the garden.

FIRST FLOOR

A landing with hatch allowing loft access and cupboard housing the boiler and hot water cylinder. Three bedrooms, the master with built in wardrobe and a shower room with double walk-in shower, wash hand basin, w.c. and attractive tiling.

EXTERNALLY

Open lawned garden to the front along with a hard surface driveway allowing parking for multiple vehicles leading to the left hand side of the property where there is a garage for further secure parking or storage with an up and over door, lighting and power. The rear garden is considered a good size with pedestrian access currently laid to lawn with a paved patio area.

Please Note: Council tax band C. Freehold basis.

Darrowby Drive, Darlington, DL3 0GY
3 Bedroom - House - Semi-Detached
£159,995
EPC Rating: D
Tenure: Freehold
Council Tax Band: C

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Darrowby Drive, Darlington, DL3 0GY

ENTRANCE HALL

GROUND FLOOR W.C.

LOUNGE

14'2x12'1 (4.32mx3.68m)

KITCHEN/DINER

15'6x8'11 (4.72mx2.72m)

FIRST FLOOR LANDING

BEDROOM

15'7x8'8 (4.75mx2.64m)

BEDROOM

9'4x8'11 (2.84mx2.72m)

BEDROOM

8'11x6'1 (2.72mx1.85m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

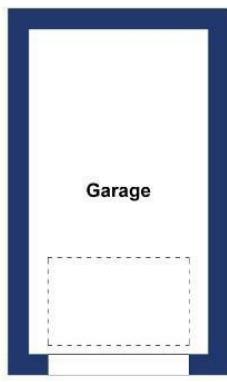


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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.

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Darrowby Drive

Approximate Gross Internal Area
785 sq ft - 73 sq m



GARAGE

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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