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Cockerton Green,

Darlington, DL3 9EU

Auction Guide £135,000

House - Terraced
2 Bedroom/s
2 Bathroom/s

For sale by Modern Method of Auction; Starting Bid Price £135,000 plus Reservation Fee: This quaint cottage, which overlooks Cockerton Village Green was formally part of a larger period farm house and still retains an abundance of character throughout to include internal stained glass windows, Parquet flooring and a lovely wooden staircase. Having a warm cottage feel the property overlooks the village green and is set back and raised up away from the road. Renovated by the current owner the property is accessed to the side via a gate into a stone walled corridor which leads to the side entrance and the rear gardens beyond. The wooden/stained glass side door opens into a lovely hallway with beautiful wooden staircase and Parquet flooring, wooden internal doors to the left and right lead to the reception room to the front of the property and a fitted kitchen to the rear. The character continues upstairs with two stunning internal stained glass windows which allow natural light onto the landing, again wooden doors provide access to the two bedrooms, upgraded shower room and a separate W/C. Externally there is a patio area to the rear of the property and a further mature garden beyond that. The rear garden has fruit trees, vegetable patches, lawn and a raised wooden shed, perfect for the gardening enthusiast. Cockerton village is situated a approximately 2.5 miles North West of Darlington and less the two miles South East of the A1(M). The village has a range of shops, amenities and eateries on the high street. Local Schools include Holy Family RC Primary and St Mary's Primary. The village is also perfectly positioned for access to Darlington Memorial Hospital. This property is for sale by The Great North Property Auction powered by iam-sold Ltd.





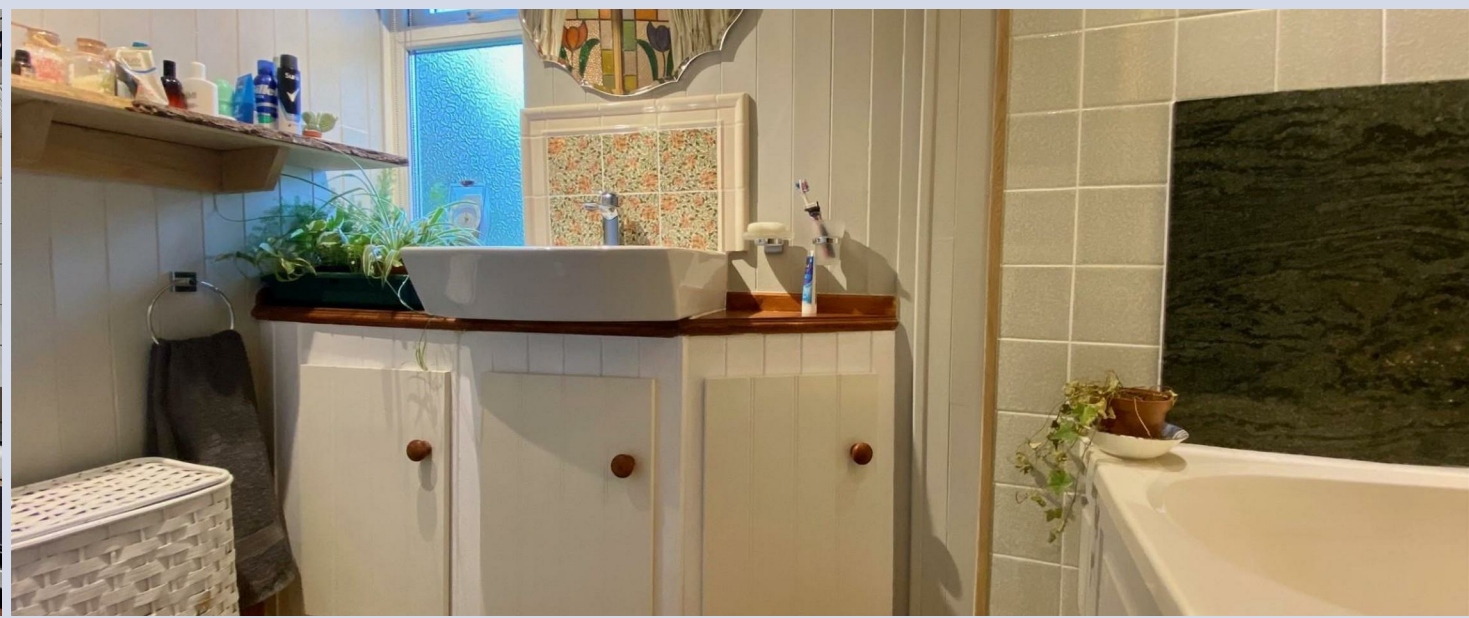
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- BUYERS FEES APPLY
- CLOSE TO LOCAL SHOPS
- QUAIN T COTTAGE
- BEAUTIFUL PERIOD HOME
- SUBJECT TO RESERVE PRICE
- THE MODERN METHOD OF AUCTION
- RECENTLY UPGRADED
- FULL OF CHARACTER
- LARGE REAR GARDEN

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

GENERAL INFORMATION:

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Local Authority: Darlington Borough Council (Tax Banding B)
 No. 68 Cockerton Green has a right of access through rear courtyard of No. 66.







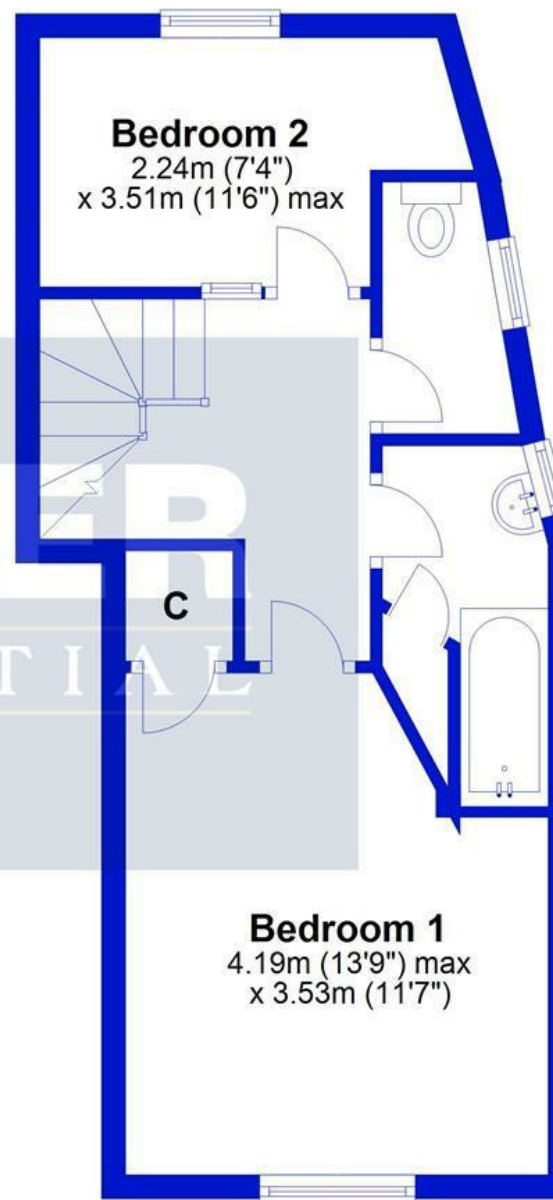
Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



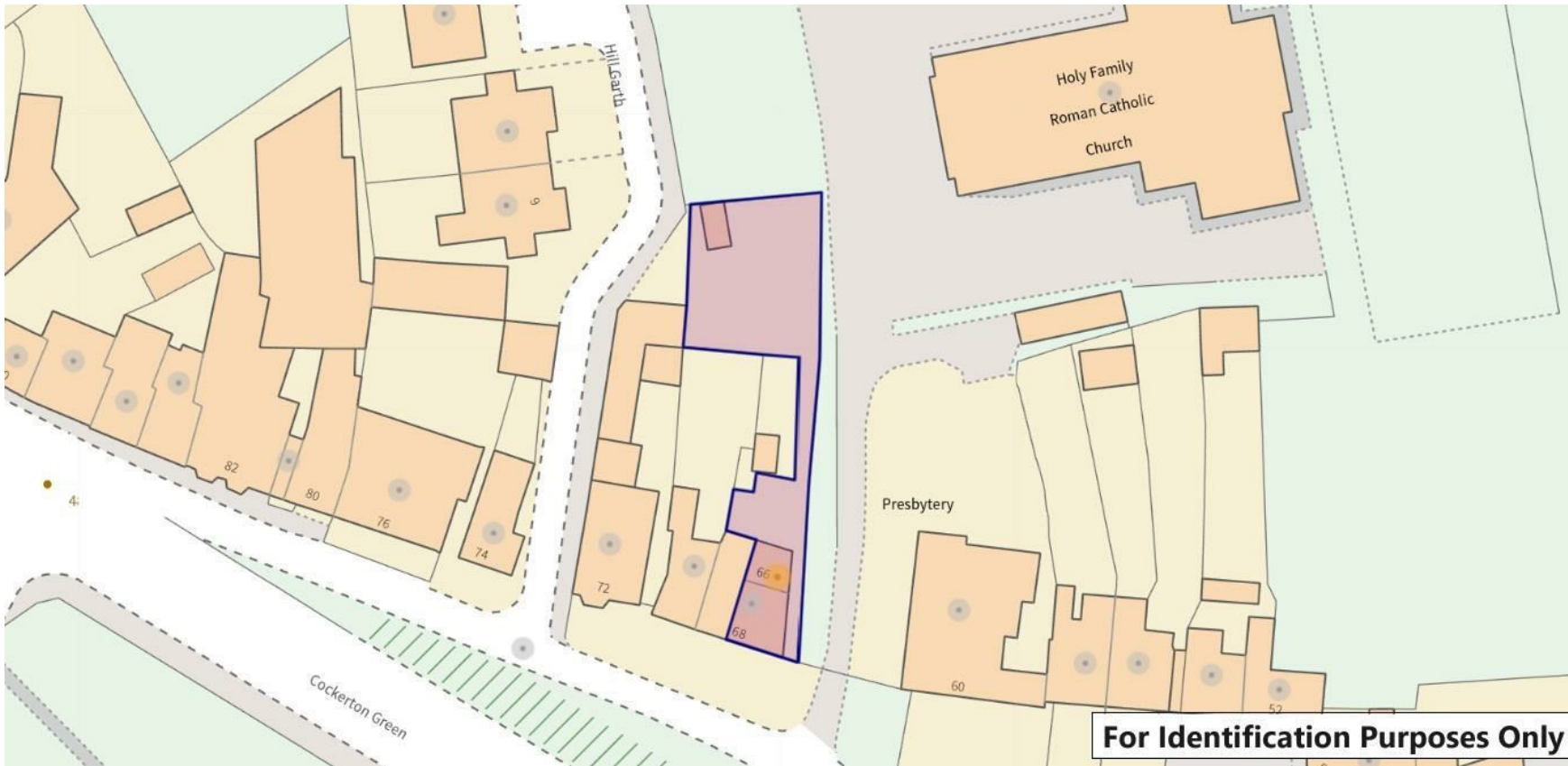
First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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