



**** A WARM WELCOME TO BELLE COTTAGE ****

Nestled in the heart of the picturesque village of Sadberge near Darlington, this charming period cottage exudes timeless appeal. Thoughtfully renovated to preserve its character, the home combines traditional features with modern comforts for a cozy yet, elegant living space.

Large windows invite natural light while framing lovely views of the historic village church, adding to the cottage's enchanting ambiance. Inside, the spacious living areas flow seamlessly, with a warm, inviting kitchen and tastefully updated bathrooms. Ideal for those seeking countryside charm without sacrificing comfort, this Sadberge gem blends heritage with a refined, modern touch, creating a perfect sanctuary in a vibrant village setting

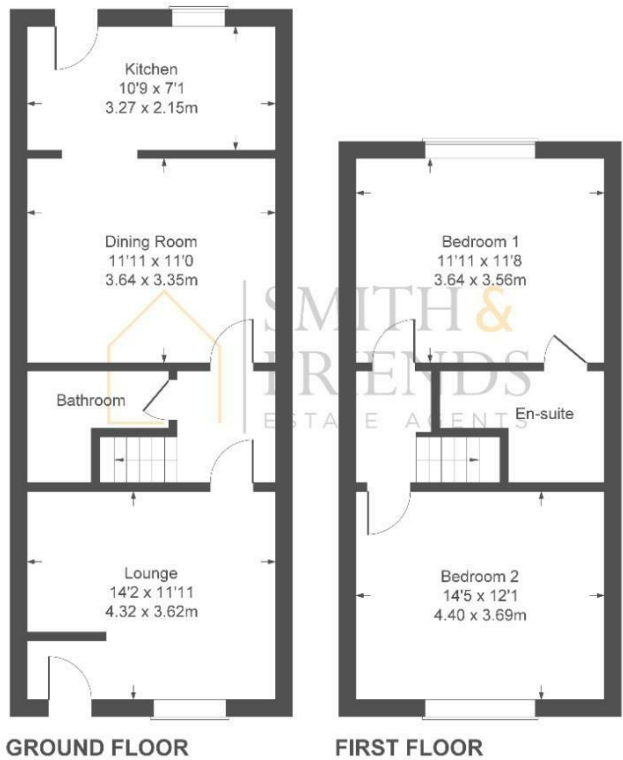
Council tax band B. Freehold basis. EPC Band D
To arrange a viewing please contact Smith & Friends, Darlington.

Church View, Sadberge, DL2 1SD
2 Bedroom - House - End Terrace
Asking Price £160,000
EPC Rating: D
Tenure: Freehold
Council Tax Band: B



Church View, Sadberge, DL2 1SD

Church View
Approximate Gross Internal Area
980 sq ft - 91 sq m



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. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	82
EU Directive 2002/91/EC		

