



This charming three-storey, four-bedroom mid-terraced Victorian-style villa is located in the heart of Cockerton, Darlington. Brimming with period character, the property boasts high ceilings, ornate corning, and bay windows that flood the interiors with natural light. The exterior presents classic Victorian architectural features.

A highlight is the newly installed kitchen, which features sleek cabinetry, high-spec integrated appliances, and quartz countertops, complemented by a breakfast bar ideal for entertaining. French doors provide a seamless connection to the private rear garden.

The villa offers versatile living spaces, including a generous sitting room with a feature fireplace and an The four bedrooms are spread across the upper floors, with the principal bedroom featuring ample storage.

Located close to Cockerton's amenities, reputable schools, and transport links, this property offers the perfect combination of Victorian charm and modern luxury for family living

Viewing strictly through Smith and Friends Darlington

EPC RATING:
COUNCIL TAX BAND: B

West Auckland Road, Darlington, DL3 0LF

4 Bedroom - House - Mid Terrace

O.I.R.O £140,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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Entrance Hall

10'10" x 6'0" (3.32m x 1.85m)

Lounge

15'8" x 12'6" (4.79m x 3.83m)

Kitchen

13'1" x 12'8" (4.01m x 3.88m)

Utility Room

First Floor Landing

Master Bedroom

10'2" x 12'7" (3.10m x 3.85m)

Bedroom 2

13'5" x 9'11" (4.09m x 3.03m)

Bedroom 3

6'9" x 6'0" (2.07m x 1.84m)

Attic Bedroom

17'5" (into eaves) x 11'2" (max) (5.33m (into eaves) x 3.42m (max))



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Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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