



## **4 COTTAGE MEWS, DARLINGTON, DL1 2FX**

**Offers In The Region Of £145,000**

Positioned within a convenient cul-de-sac location, and offered for sale with no onward chain, this **THREE BEDROOM** mid-link residence has a lovely feel to it and is in ready to move into order being neutrally decorated and well presented throughout.

The home is light and bright and has the advantage of a conservatory to the rear. Warmed by gas central heating and being fully double glazed.



The location is both private and convenient having access to regular bus services and excellent transport links towards the town centre, the A1M and A66 towards Teesside. The local shops, schools and amenities are all close by along river walks.

TENURE:  
COUNCIL TAX:

### RECEPTION HALLWAY

The wooden entrance door opens into the reception hallway which has the stairs to the first floor and access to lounge.

### LOUNGE

**16'0" x 10'8" (4.89 x 3.26)**

The lounge is light and bright and very pleasant, having a window to the front aspect. There is practical light oak laminate floor and a feature fireplace adds a focal point with an electric fire. A door leads through to the kitchen

### KITCHEN

**13'8" x 8'9" (4.17 x 2.69)**

The kitchen and dining area is a good size, and again light and airy. Fitted with a range of cream, wall, floor and drawers cabinets which are complimented by the warm tones of the wood effect worksurfaces with ceramic sink. The room has a window to the rear and french doors leading into the conservatory, the floor is tiled and there is a large built in storage cupboard.

### CONSERVATORY

**11'7" x 8'0" (3.54 x 2.45)**

A great addition to the accommodation providing extra living space. The upvc framed conservatory has a door onto the garden.

### FIRST FLOOR

#### LANDING

Leading to all three bedrooms and to the bathroom/wc and having access to the attic area and a built in linen cupboard.

### BEDROOM ONE

**10'11" x 8'11" (3.34 x 2.72)**

The master bedroom has a window to the front and a large built in wardrobe.

### BEDROOM TWO

**10'0" x 7'3" (3.07 x 2.23)**

Bedroom two is to the rear of the property

### BEDROOM THREE

**8'2" x 6'11" (2.51 x 2.13)**

And bedroom three is also to the rear.

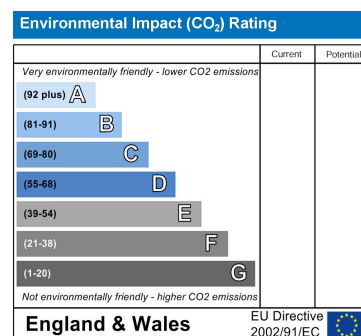
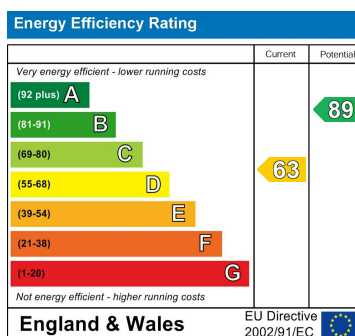
### BATHROOM/WC

The bathroom is fitted with a white suite and has a panelled bath with over the bath electric shower with a folded screen. In addition there is a pedestal handbasin and WC.

### EXTERNALLY

The front is designed for ease of maintenance and has driveway for off street parking for one vehicle. The rear is completely paved and enclosed by fencing. There is a single gate which leads out to the rear and along the side of the property for access.

The rear garden has the advantage of not being directly overlooked at the rear and attracts a great deal of the summer sunshine.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

