



## **10 PRIOR STREET, DARLINGTON, DL3 9EN**

**Offers In The Region Of £145,000**

Occupying a most pleasing position within Cockerton village we have pleasure in offering for sale this TWO BEDROOM MID TERRACE PROPERTY.

Having a modern kitchen and benefitting from a conservatory. Viewing is highly advised.



Situated in the Cockerton area of Darlington and having ease of access to the town centre and the parade of shops at the village green. There is a regular bus route, and has excellent transport links to the AIM and to the supermarkets and shops at West Park and the local schools of the area are also on hand.

TENURE: FREEHOLD  
COUNCIL TAX : A

**RECEPTION HALLWAY**

The entrance door opens into the reception hallway , which has access into the Lounge, Kitchen/Dining room with the staircase leading to the first floor landing.

**LOUNGE**

**16'02 x 11'04 (4.93m x 3.45m)**

A spacious reception room having a UPVC bay window to the front aspect and a feature fireplace with gas fire which adds a lovely focal point to the room.

**KITCHEN/DINER**

**17'02 x 12'02 (5.23m x 3.71m)**

Upgraded to be fitted with an ample range of white wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include a electric oven and induction hob. There is a UPVC window overlooking the rear yard.The diner can easily accommodating a large family dining table with UPVC french doors leading to the conservatory.

**CONSERVATORY**

**16'03 x 7'00 (4.95m x 2.13m)**

A pleasant space to enjoy the rear yard throughout the seasons with a single UPVC door leading out.

**FIRST FLOOR LANDING**

Leading to both bedrooms and bathroom/WC.

**BEDROOM ONE**

**14'02 x 13'01 (4.32m x 3.99m)**

A spacious master bedroom having a UPVC bay window to the front aspect.

**BEDROOM TWO**

**11'03 x 11'00 (3.43m x 3.35m)**

A further double bedroom, this time benefitting from fitted wardrobes with a UPVC window to the rear aspect.

**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.

**BATHROOM/WC**

**9'01 x 5'09 (2.77m x 1.75m)**

Fitted with a white suite to include a panelled bath and separate shower cubicle with mains fed shower. The hand basin is situated within a handy vanity storage unit and there is a low level WC and window overlooking the rear aspect.

**EXTERNALLY**

The front is enclosed by a small hedge having steps leading up to the property with handrail.

The rear yard is enclosed with a timber gate leading to the rear service lane.

