



23 WHITBY WAY, DARLINGTON, DL3 9RU

Offers In The Region Of £100,000

We offer for sale a three bedroom semi detached property pleasantly positioned in the ever popular Cockerton/Branksome area of Darlington which lies within easy reach of local shops, amenities and schooling.

Viewing highly recommended, the property will appeal to a variety of buyers including a first time buyer, family or as an investment opportunity.



ENTRANCE HALLWAY

The entrance door opens into the reception hallway which has the staircase leading to the first floor landing and access into the Kitchen and Lounge.

LOUNGE

18'11 x 9'11 (5.77m x 3.02m)

A spacious reception room bieng dual aspect with a UPVC window to the front and rear. There is a gas feature fireplace to add a focal point to the room.

KITCHEN

11'10 x 10'01 (3.61m x 3.07m)

Fitted with an ample range of cream , wall floor and drawer cabinets with stainless steel sink unit. There is a UPVC window to the front and side aspect. There is access into the Utility room and storage cupboard.

UTILITY ROOM

8'99 x 5'11 (2.44m x 1.80m)

A handy addition in any home fitted with white cabinets and a UPVC window and door leading to the rear.

FIRST FLOOR LANDING

Leading to all three bedrooms, bathroom, airing cupboard and separate WC.

BEDROOM ONE

12'00 x 10'00 (3.66m x 3.05m)

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

BEDROOM TWO

12'6 x 9'7 (3.81m x 2.92m)

A further double bedroom , this time having a UPVC window to the side.

BEDROOM THREE

8'11 x 6'11 (2.72m x 2.11m)

A sizeable single room having a UPVC window to the rear.

BATHROOM

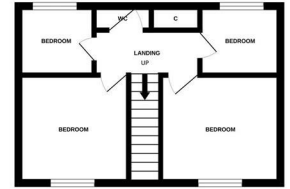
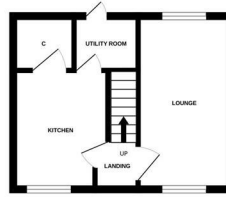
Fitted with a white suite to include a panelled bath and pedestal hand basin. There is a UPVC window to the rear.

SEPARATE WC

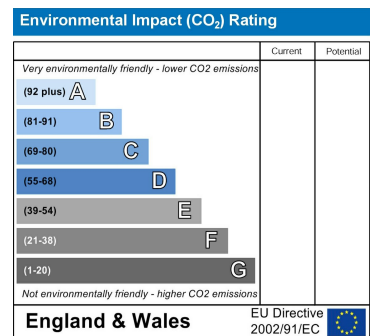
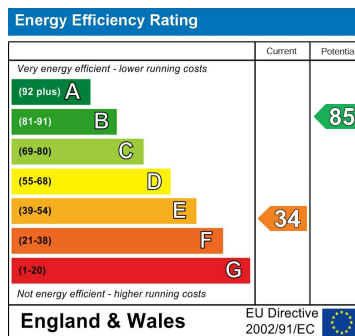
EXTERNALLY

The front of the property is enclosed by hedging with a paved pedestrian footpath leading to the front door, there is access to the rear garden via a side gate.

The rear garden is mainly laid to lawn with patio seating area and handy outside storage shed.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operation or fitness, use for green. Made with Metaplan 12/2024



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

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