



9 COTTAGE MEWS, DARLINGTON, DL1 2FX

Offers In Excess Of £120,000

Available with no onward chain and occupying a lovely position within a cul-de-sac location in the Haughton area of Darlington. This TWO DOUBLE BEDROOMED mid link property will appeal to a host of buyers, from those starter out to the downsizer or an investor.

The accommodation is spacious throughout and comprises of good sized kitchen with appliances, a generous lounge to the rear of the property and having French doors opening out onto the rear



Externally the property has gardens to the front and rear, with the front being open plan and laid to lawn. The rear garden is enclosed by fencing having a decked patio seating area with balustrade and steps down to the lawn. The garden is quite private and of ample size. There is also a designated parking space within the cul-de-sac.

The location is ideal for walking to local shops and amenities, there are also regular bus services and excellent road links to the town centre, A66 towards Teesside and the A1M. Local schools are on hand and nice river walks and open fields.

The property is warmed by gas central heating and has double glazing with original wooden frames. There is also a security alarm system.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A wooden entrance door opens into the reception hallway which has a wooden floor and leads to the kitchen and lounge.

KITCHEN
12'0" x 6'0" (3.67 x 1.84)

Over looking the front aspect and fitted with an ample range of wall, floor and drawer cabinets in a light green tone with matching wood effect worksurfaces and textured sink. The integrated appliances include an electric oven and gas hob. The room has tiled surrounds and plumbing for an automatic washing machine.

LOUNGE
13'3" x 12'10" (4.04 x 3.92)

A very well proportioned room with a practical laminate floor and built in under stairs storage cupboard. The French doors allow for lovely views over the garden and lead out to the decked patio area.

FIRST FLOOR

LANDING

Leading to all bedrooms and to the bathroom/WC. There is access to the attic area also.

BEDROOM ONE
12'10" x 9'7" (3.92 x 2.93)

A generous master bedroom over looking the rear aspect having fitted wardrobes and laminate flooring.

BEDROOM TWO
12'10" x 8'11" (3.93 x 2.72)

Bedroom is also a double bedroom this time to the front aspect and having a built in over the stairs cupboard.

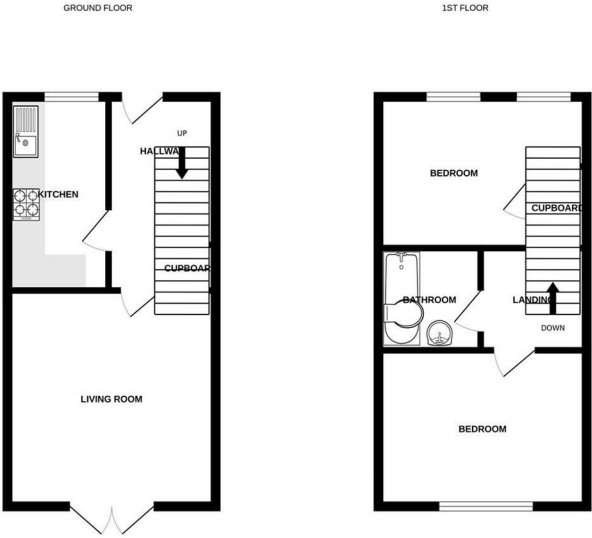
BATHROOM/WC

Comprising of a white suite with panelled bath and mains fed over the bath

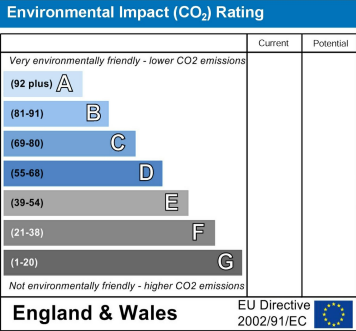
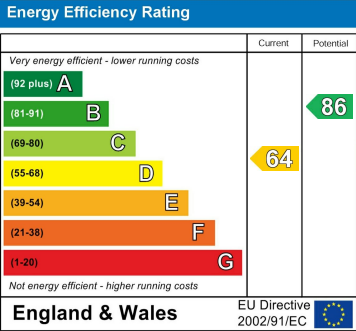
shower and folded screen. There is a pedestal hand basin and WC. The room has been finished with ceramic tiles.

EXTERNALLY

There are gardens to the front and rear, the front garden being open plan and laid to lawn. The rear garden has a decked patio seating area with balustrade and steps down to the lawn. The garden is enclosed by fencing and has auseful timber storage shed.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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