



## **98 COCKERTON GREEN, DARLINGTON, COUNTY DURHAM, DL3 9EU**

### **Offers In The Region Of £115,000**

Situated at the edge of the village green at Cockerton Village this quaint cottage offers the best of both worlds with characterful features and modern styling. The property is in ready to move into order and available with no onward chain.

The reception room is welcoming with a brick built chimney as a lovely focal point. There is a practical and attractive floor which leads through to the kitchen and breakfast room with has been



To the first floor there is a generous master bedroom and a second box room bedroom which are both serviced by a modern bathroom/WC with shower. The property has a pretty frontage enclosed by a picket fence and single access gate. To the rear there is an enclosed forecourt which is designed for ease of maintenance with gravel and a decked seating area a single gate provides access to the service lane.

Accessed on a private road on the edge of Cockerton Green within Darlington and close to the Village of Cockerton, you are conveniently situated to take advantage of the excellent shops and transport links on your doorstep. And there is ease of access to West Park and the Aldi Supermarket and Marks & Spencer Foodhall.

RECEPTION HALLWAY

With composite entrance door finished in British racing green, quality laminate flooring and staircase leading to the first floor.

LOUNGE

11'02 x 11'11 (3.40m x 3.63m)

Double glazed window to the front aspect, featuring exposed brick chimney breast with tiled hearth and reclaimed railway sleeper being the focal point of the room, bespoke handcraft wooden cabinet, quality laminate flooring and original stripped door.

KITCHEN/BREAKFAST ROOM

Double glazed window to the rear and double glazed french doors to the side aspect, refitted with a quality range of Magnet cream matt wall, floor and drawer cabinets with butchers block effect work surfaces and coordinated uplifts, sink unit, stainless steel extractor, stainless steel splash back, stainless steel gas hob, electric oven, cupboard housing the wall mounted gas central heating boiler , plumbing for an automatic washing machine, understairs storage cupboard with original stripped door, vinyl flooring, spotlights to the ceiling and the original stripped door.

LANDING

Providing access to the attic attic, which is fully insulated providing ample storage.

BEDROOM 1

11'10 x 13'00 (3.61m x 3.96m)

Spacious Master Bedroom with double glazed window to the front aspect and the original stripped door.

BEDROOM 2

7'04 x 7'10 (2.24m x 2.39m)

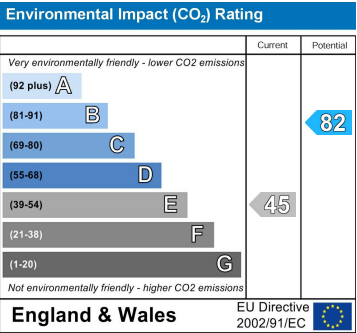
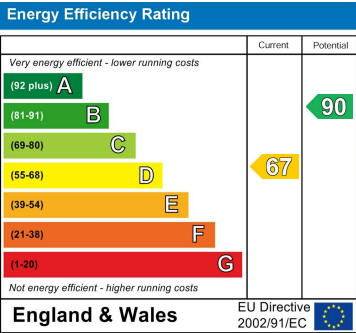
Double glazed window to the rear aspect and original stripped door.

BATHROOM/WC

Double glazed window to the rear aspect, refitted with a contemporary white suite to include: safety panel bath with over bath mains led rain shower, partially tiled surrounds, handbasin with chrome fitments and low level WC with chrome heated towel rail spotlights to the ceiling and vinyl flooring and bespoke handcrafted sliding wooden door.

EXTERNALLY

To the rear the shared courtyard is enclosed by a brick built wall with the addition of a raised decked area and is gravelled for ease of maintenance with single timber gate.



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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