



**Dryburgh View**

Darlington DL3 9RJ

**£115,000**







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# Dryburgh View

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- Semi-Detached
- Cockerton Location

- Two Bedrooms
- Council Tax Band A

- Modern Bathroom
- EPC Rating TBC

This immaculately presented two bedroom semi detached spacious property comes to the market and is located in the Cockerton/Branksome area of Darlington. The property is ideal for all the amenities offered in Cockerton Village, schools and the Memorial Hospital.

In brief the accommodation comprises: entrance hall, lounge/diner, kitchen. Two bedrooms, bathroom and separate w/c to the first floor and front and rear gardens.

In our opinion the property would suit a first time buyer or that of an investor.

Viewing comes highly recommended.

## Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

## Lounge/Diner

18'4 x 10 (5.59m x 3.05m)

Upvc double glazed windows to front and rear and two radiators.

## Kitchen

12'2 x 9'6 (3.71m x 2.90m)

Upvc double glazed windows to side and rear. Fitted

with wall, base and drawer units, stainless steel sink, electric hob and oven. There is an integrated fridge freezer and dishwasher and space for washing machine. Composite door to rear and radiator.

## First Floor Landing

Upvc double glazed window to side and storage cupboard.

## Bedroom One

14 x 9'5 (4.27m x 2.87m)

Upvc double glazed window to front and radiator.

## Bedroom Two

14 x 8'7 (4.27m x 2.62m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed window to side, bath with shower over and screen, wash hand basin and radiator.

## Separate W/C

Upvc double glazed window to side, w/c and wash hand basin.

## Externally

There are gardens to the front and rear that are mainly laid to lawn, brick built shed to the rear and patio area.

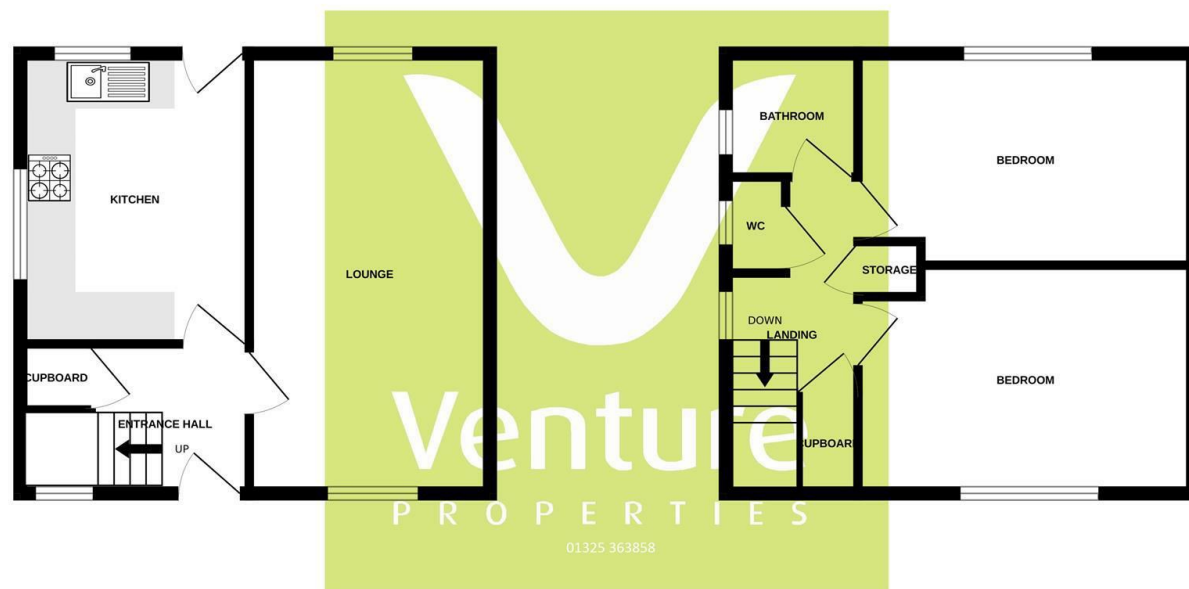
## Council Tax

## Tenure

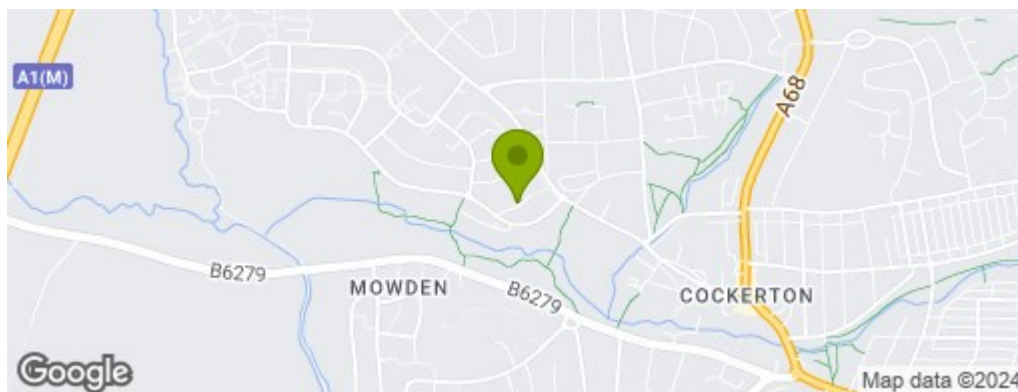
## Note

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 no guarantee as to their operability or efficiency can be given.  
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## Property Information

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