



## Sugar Hill Grove

Darlington DL3 0AF

£162,500





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# Sugar Hill Grove

Darlington DL3 0AF



- Two Bedroom Property
- West Facing Garden

- Cockerton Location
- Council Tax Band B

- Off Street Parking
- EPC Rating tbc

This immaculately presented two bedroom property is located within this quiet residential cul de sac within the Cockerton area of Darlington within easy reach of the village amenities and also those at West Park including Marks and Spencer Food Hall and Aldi. The property briefly comprises: porch, lounge, kitchen with fitted appliances. Two bedrooms to the first floor and there is a family bathroom. There are gardens to the front and rear and off street parking.

Viewing is highly recommended.

## Porch

Composite door to front, upvc double glazed window to side and radiator.

## Lounge

15'2 x 12'6 (4.62m x 3.81m)

Upvc double glazed window to front, staircase to first floor landing and two radiators.

## Kitchen/Diner

12'6 x 8'10 (3.81m x 2.69m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink and electric hob and oven. There is space for a washing machine and fridge freezer. French doors to rear and a radiator.

## Downstairs Cloakroom

w/c, wash hand basin and radiator.

## First Floor Landing

Storage cupboard.

## Bedroom One

12'6 x 8'9 (3.81m x 2.67m)

Upvc double glazed window to rear and radiator.

## Bedroom Two

10'6 x 7'6 (3.20m x 2.29m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed window to side, fitted with bath and shower over, w/c, wash hand basin and radiator.

## Externally

To the front there is an allocated parking space.

To the rear is mainly laid to lawn with patio area and shed.

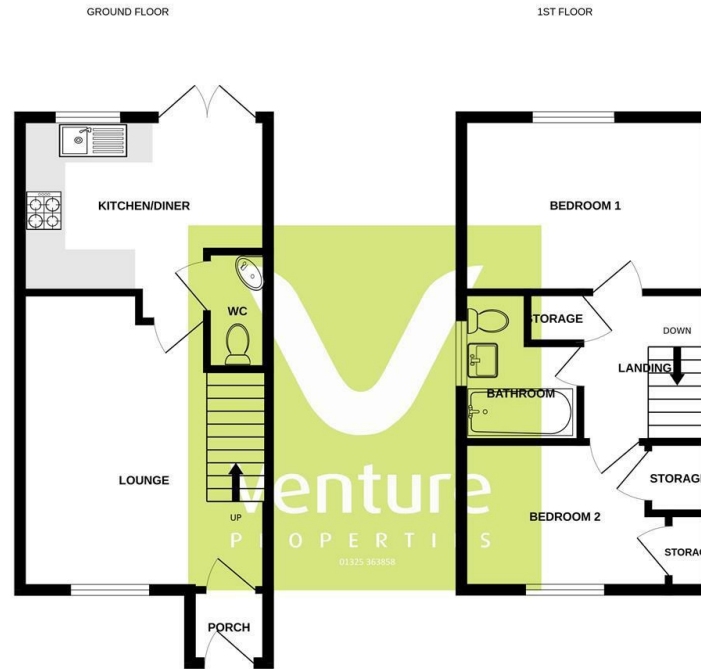
## Council Tax

Band B

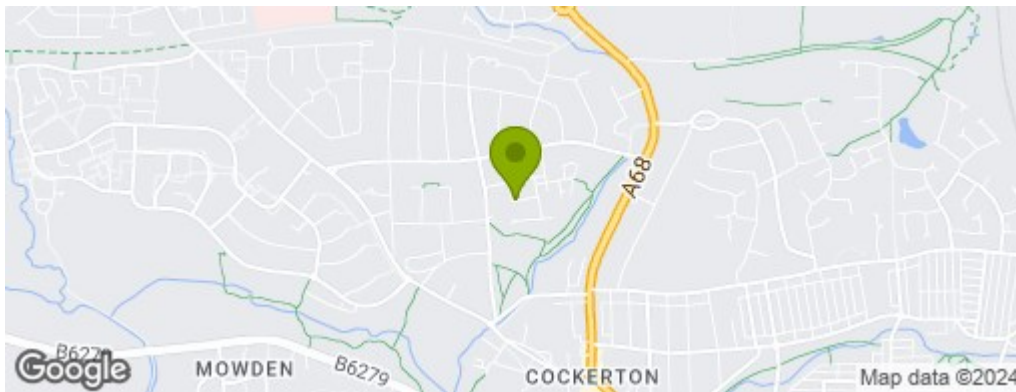
## Tenure

## Note

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## Property Information

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