



Mary Court

Darlington DL3 9EY

Offers Over £100,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached
- Upvc Double Glazing
- Sold With Sitting Tenant

- Two Bedrooms
- Gardens To the Front & Rear
- Council Tax Band A

- Lounge & Kitchen
- Cockerton Location
- EPC Rating D

*** Attention Investors *** Property to be sold with a long term sitting tenant paying £500pcm. A two bedroom semi detached property located on the outskirts of the popular Cockerton village close to local amenities and schools. in brief the property comprises; entrance hall, lounge, kitchen/dining room. To the first floor there is a family bathroom and two bedrooms. Gardens to the front and rear. The property is to be sold with a sitting tenant.

Viewing Highly Recommended.

Entrance Hall

Upvc door to the front, staircase to the first floor and radiator.

Lounge

14'7 x 14'3 (4.45m x 4.34m)

Upvc window to the front, electric fire and radiator.

Kitchen

14'3 x 8'7 (4.34m x 2.62m)

Two Upvc double glazed windows to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for washer, space for fridge, 4 ring gas hob, oven, stainless steel sink unit, space for dishwasher.

First Floor

Landing. With upvc window to the side.

Bedroom 1

13' x 11'7 (3.96m x 3.53m)

Upvc double glazed window to the front, radiator, laminate flooring, storage cupboard, shower cubicle and upvc window to the side.

Bedroom 2

11'2 x 8' (3.40m x 2.44m)

Upvc double glazed window to the rear and radiator.

Bathroom

Upvc window to the side, fitted with a suite comprising bath, low level wc and wash hand basin.

Externally

To the front of the property is a garden laid to lawn and a large rear garden.

Council Tax

Band A

Tenure

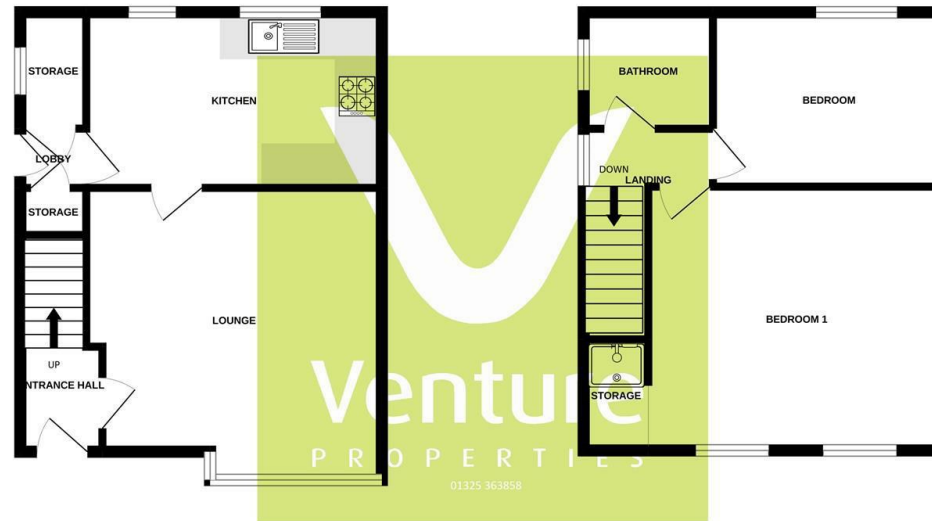
The property is freehold

Note

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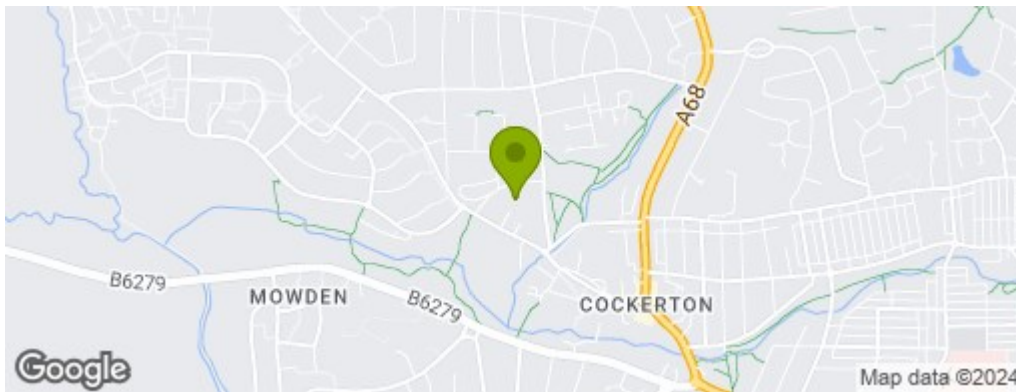
GROUND FLOOR

1ST FLOOR



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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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