



**West Auckland Road**

Darlington DL3 0SU

**£129,000**







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# West Auckland Road

Darlington DL3 0SU



- Two Bedroom Semi Detached Property
- Viewing Recommended
- West Park Location Close to Cockerton Village
- Council Tax Band B
- Large Corner Plot with lots of potential
- Epc Rating D

Welcome to this mature semi-detached house located on West Auckland Road in the sought-after Cockerton area of Darlington. Situated in a corner position, this house offers not only a lovely garden at the front but also to the side, providing ample outdoor space for gardening enthusiasts or those who enjoy al fresco dining. There is a Garage and off-road parking, along with the convenience of being close to amenities and the A1 (M) North and South makes this location ideal for those who value easy access to everyday necessities and transportation links.

Whether you're looking for a new home or an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own a property in this desirable location that offers both comfort and convenience.

## Entrance Hall

Upvc door to front.

## Lounge

15'10" x 13'5" (4.837 x 4.104)

Upvc double glazed window to front, bow and circular feature windows to side. Cast Iron Fireplace with inset gas fire and marble hearth. Coving to ceiling and radiator.

## Dining Room

9'11" x 9'9" (3.02m x 2.97m)

Open plan into Kitchen, there is ample room for a table and chairs which would make an ideal family space. There is an under stairs storage space which is currently being used for washing machine and tumble dryer. Radiator and vinyl flooring.

## Kitchen

12'10" x 7'9" (3.91m x 2.36m)

Two upvc double glazed windows to rear, window and door to side. Fitted with white shaker style wall, base and drawer units and contrasting wood effect worktops. Stainless steel sink with mixer tap, electric hob and oven with extractor over. There is an undercounter fridge.

## First Floor

### Bedroom One

11'10" x 10'10" (3.61m x 3.30m)

Upvc double glazed window to side, fitted wardrobes, radiator and original wooden floorboards.

### Bedroom Two

9'11" x 9'6" (3.026 x 2.909)

Upvc double glazed window to rear and radiator.

## Shower Room

Upvc double glazed obscure window to side, walk in shower and wash hand basin in vanity unit. Pvc cladding to walls, heated towel rail and vinyl flooring. There is also a handy storage cupboard.

## Seperate w/c

Upvc double glazed obscure window to side, w.c with tiled wall and vinyl flooring.

## Externally

With well presented gardens to the front and side of the property with well established shrubs. There is a driveway to the rear and a detached garage.

## Council Tax

Band B

## Tenure

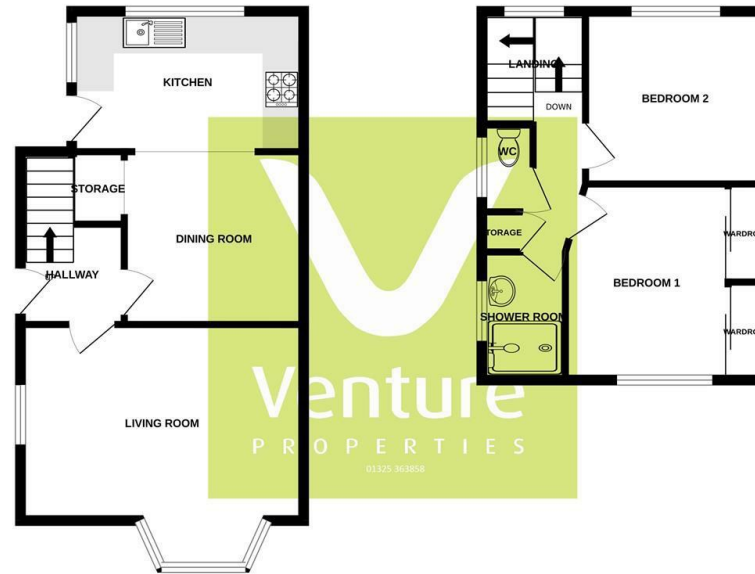
Freehold

## Note

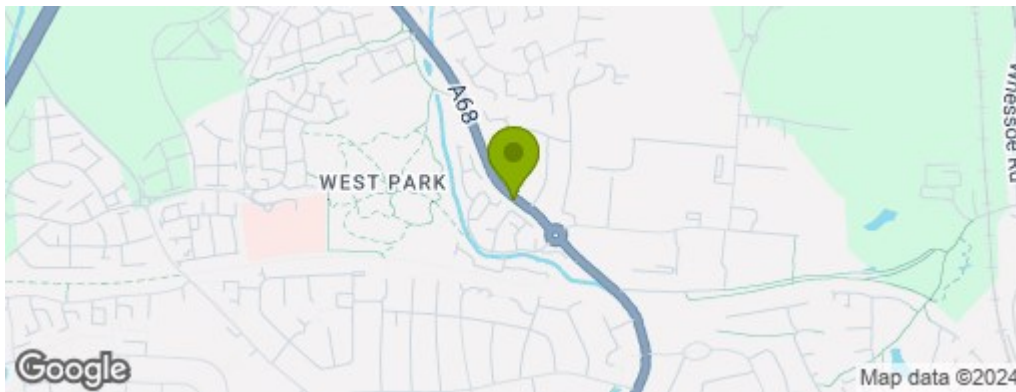
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GROUND FLOOR

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. Made with Metropix ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)