



Hartington Way

Darlington DL3 0RZ

Offers Over £240,000





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Hartington Way

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- Four Bedroom Property
- Conservatory
- Gigabit fibre internet

- Popular Cockerton Location
- Council Tax Band D
- Charging point for electric car

- En-Suite to Main Bedroom
- Epc Rating C

This four bedroom detached home, located within the popular Oakfield Lodge development, is within easy reach of Cockerton Village and all local amenities.

The property offers spacious living accommodation which will appeal to a variety of buyers.

Internally, there is a welcoming entrance hallway, bright and airy lounge which is open plan into the dining room via double doors with newly fitted hardwood flooring throughout and a conservatory to the rear.

A modern fitted kitchen which leads to the utility room and a handy downstairs cloakroom.

To the first floor there are three double sized bedrooms and a large single. Family Bathroom with newly fitted suite and an en-suite shower room to the main bedroom.

Externally there is a double driveway and garage, with side access to the rear and utility area. There is also a handy charging Port for Electric vehicles. There is an enclosed rear garden which is mainly laid to lawn with established borders and two patio area's plus a garden shed.

This property boasts a newly fitted Boiler which was installed in December 2021.

Entrance Hall

Door to front, staircase to first floor and radiator.

Lounge

15'1 x 11'3 (4.60m x 3.43m)

Upvc double glazed window to front and radiator, with wood flooring.

Dining Room

10'6 x 9'8 (3.20m x 2.95m)

With French doors to rear and radiator with wood flooring.

Conservatory

9'11 x 9'0 (3.02m x 2.74m)

Half wall with Upvc double glazing and French doors to side.

Kitchen

13'5 x 8'5 (4.09m x 2.57m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Four ring gas hob and oven. There is also space for a dishwasher.

Utility Room

8'9 x 5'4 (2.67m x 1.63m)

Access to garage and space for a fridge freezer. Door to side.

Downstairs Cloaks

Fitted with w.c, wash hand basin and radiator.

First Floor Landing

Access to part boarded loft via drop down ladder.

Bedroom One

12'0 x 11'8 (3.66m x 3.56m)

Upvc double glazed window to front, built in wardrobes and radiator.

En-Suite

Upvc double glazed obscure window to front fitted with shower, w.c, wash hand basin and radiator. Part tiled walls.

Bedroom Two

14'2 x 8'8 (4.32m x 2.64m)

Upvc double glazed window to front and radiator.

Bedroom Three

11'5 x 11'6 (3.48m x 3.51m)

Upvc double glazed window to rear and radiator.

Bedroom Four

11'5 x 8'9 (3.48m x 2.67m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, fitted with new p-shaped bath with shower over and screen, low level w.c and wash hand basin in vanity unit and a heated towel rail. Part tiled walls.

Externally

To the front three is off street parking.

To the rear is mainly laid to artificial lawn and there is a patio area.

Council Tax

Band D

Tenure

Freehold

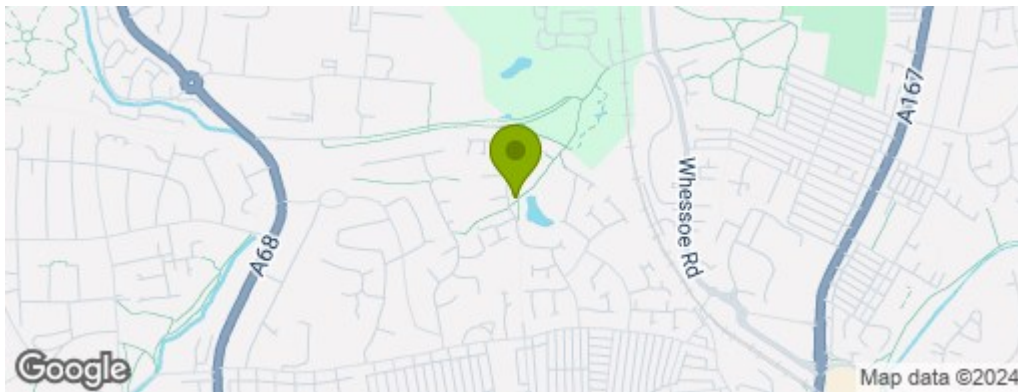
Note

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Total floor area 127.4 sq.m. (1,372 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.localagent.com



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