



Cockerton Green

Darlington DL3 9EG

Offers In The Region Of £175,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroom Grade II Listed Cottage
- No Onward Chain
- Sought After Cockerton Green Location
- EPC Rating
- Newly Refurbished Throughout
- Council Tax Band

Perfectly located in the charming Cockerton Village area of Darlington, this beautifully presented, Grade II listed, terraced cottage offers a delightful blend of modern living and village charm. Whether you are looking for a peaceful retreat or a vibrant community, this home offers the best of both worlds.

Having undergone a full refurbishment, this stunning property is ready for you to move in without any hassle, as it comes to the market with no onward chain. With a light, spacious but cosy reception room, this home provides ample space for relaxation and entertaining together with the newly fitted stylish kitchen complete with white quartz worksurfaces ideal for family living. The first floor boasts two double bedrooms, the main having a freestanding bath. There is a superb fitted shower room, again with quality fittings.

The home has been fully rewired and features a brand-new gas central heating system, ensuring comfort throughout the year. The neutral decoration together with freshly plastered walls create a bright and inviting atmosphere.

Situated overlooking the picturesque Cockerton village green, this property benefits from a lovely community feel, with a variety of local amenities just a stone's throw away, including individual retail shops, cafes, butchers, bakeries to name a few, together with popular schools to hand as well as an excellent routes in and out of town.

In summary, this terraced cottage in Cockerton Green is a perfect opportunity for those seeking a stylish and comfortable living space in a friendly village setting. Don't miss the chance to make this exquisite property your new home.

Entrance Vestibule

Wooden door to the front and period style cast iron radiator, period style bulkhead light and engineered Oak flooring.

Lounge

179 x 129 (5.41m x 3.89m)

Secondary glazed sash window to the front overlooking the village green, with a window seat, part panelled walls with recess into chimney breast and original wood beams to ceiling, wall lights, tv point and Engineered oak flooring. Open plan staircase to the first floor landing with white Oak spindles. There is a stable door to the kitchen and a period style cast iron column radiator. Nest central heating control.

Kitchen/Breakfast Room

127 x 910 (3.84m x 3.00m)

New Upvc double glazed window to rear, newly fitted with a range of Shaker style green wall, base and drawer units, open shelf with white quartz work surfaces and matching splashbacks and a complimentary Cotswold Country display cabinet. There is a Belfast sink with mixer tap, a four ring Bush hob, oven and extractor. Integrated fridge, freezer, washing machine and waste bin. Pendant lights to ceiling and wall lights, smoke alarm that is wired in and Engineered Oak flooring. Period style column radiator and extractor fan. There are space for a table and chairs.

First Floor Landing

Staircase and landing with pendant light, feature recessed spot light and wired in smoke alarm.

Bedroom One

1707 x 1300 (5.36m x 3.96m)

Secondary glazed sash window to front and Oak four panel door. Part panelled walls, radiator and tv Ariel socket. Feature freestanding bath with Claw Feet on a decorative tiled floor. Wall lights and there is a recess with access to the loft space with light.

Bedroom Two

99 x 74 (2.97m x 2.24m)

Upvc double glazed window to rear, part panelled walls with wall lights. Tv Ariel socket, concealed Boiler, radiator and Oak four panel door.

Bathroom

Refitted with a walk in shower with a waterfall head and spray. Low level w.c, wash hand basin in vanity unit, part tiled walls, including wall lights and recessed spotlight feature. Period cast iron column radiator with chrome towel rail and tiled floor. Shaver point, skylight/atrium and Oak four panel door.

Externally

To the front there is on street parking and access to the village green.

To the rear is an enclosed courtyard with paved patio area, wall lights and shed with covered bin area.

Village Green Views

Tenure

Freehold

Property Details

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

Cockerton Village

Flood Risk

No Risk

Floor Area

785 ft 2 / 73 m 2

Plot size

0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

69 Mbps

Ultrafast

9000 Mbps

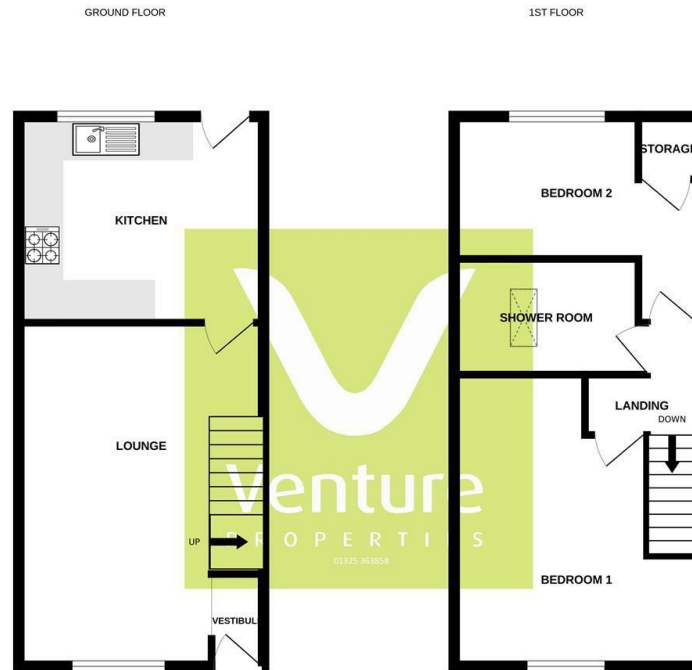
Satellite / Fibre TV Availability

BT

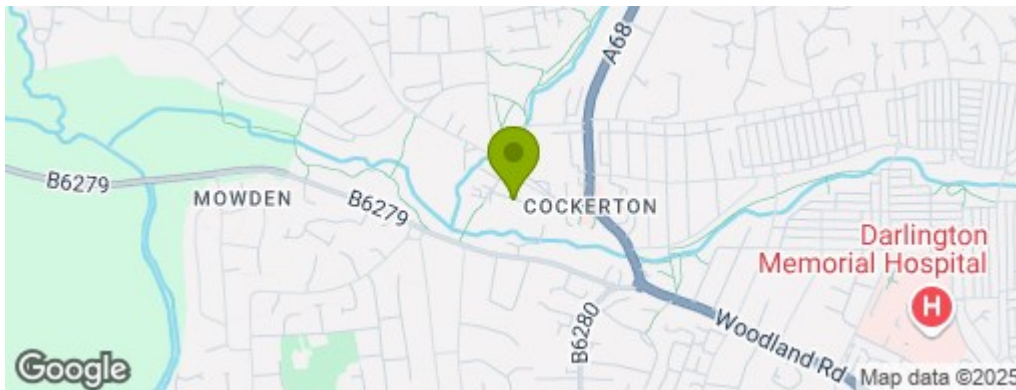
Sky

Note

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com