



**Sandriggs**

Darlington DL3 0TY

Offers In The Region Of £190,000







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# Sandriggs

Darlington DL3 0TY



- Three Bedroom Mature Semi Detached
- EPC Rating D

- Viewing Recommended
- Council Tax Band A

- Updated and Improved

Situated in the Cockerton area of Darlington, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a well-appointed reception room, ideal for both relaxation and entertaining guests. With three spacious bedrooms, there is ample room for families or those seeking extra space for a home office or guest room.

The house has been thoughtfully updated and improved, ensuring a modern living experience while retaining its character. The bathroom is well-equipped, providing a serene space for unwinding after a long day. One of the standout features of this property is the mature rear garden, which offers a tranquil outdoor retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

Additionally, the property benefits from off-street parking, providing ease and convenience for residents and visitors alike. Located in the desirable Cockerton area, you will find yourself close to a variety of amenities, including shops, schools, and parks, making it an ideal location for families and professionals.

With no onward chain, this home is ready for you to move in and start creating lasting memories. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a sought-after location. Do not miss the chance to view this wonderful property and experience all it has to offer.

## Entrance Hallway

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

## Lounge

16'6 x 10'4 (5.03m x 3.15m)

Two Upvc double glazed windows to front and beautiful fireplace.

## Dining Room

11'1 x 9'9 (3.38m x 2.97m)

Upvc double glazed window to rear and radiator.

## Kitchen

8'8 x 8'6 (2.64m x 2.59m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. New Oven and hob. There is space for a washing machine and fridge freezer. Storage housing Boiler and Upvc double glazed door to side.

## First Floor Landing

With Upvc double glazed window to the rear.

## Bedroom One

13'0 x 9'1 (3.96m x 2.77m)

Upvc double glazed window to front and radiator.

## Bedroom Two

10'0 x 8'7 (3.05m x 2.62m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

9'10 x 6'6 (3.00m x 1.98m)

Upvc double glazed window to front and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level w.c. and wash hand basin, fully tiled walls and flooring and heated towel rail.

## Externally

To the front there is off street parking for two vehicles.

To the rear is mainly laid to lawn with a patio area. Pebbled borders and gated access to side. There is also access to an external electricity point and tap with running water.

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,506

Conservation Area: No

Flood Risk: Very low

Floor Area: 979 ft<sup>2</sup> / 91 m<sup>2</sup>

Plot size: 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

53 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

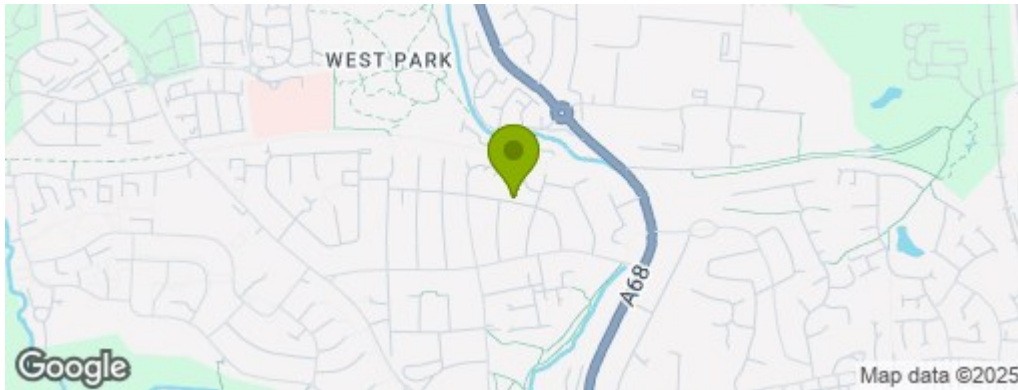
Sky

## Tenure

Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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