



**Sandriggs**

Darlington DL3 0TP

Offers In The Region Of £145,000







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# Sandriggs

Darlington DL3 0TP



- Three Bedroom Property
- Council Tax Band B
- Off Street Parking

- Popular Cockerton Location
- Epc Rating tbc
- Two Reception Rooms

- Close to Amenities
- Corner Plot With Excellent Sized Front Garden
- No Chain

This delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The three bedrooms are generously sized, offering comfortable living spaces for all family members. The bathroom is functional and well-maintained, catering to the needs of a busy household.

One of the standout features of this home is the garage, providing secure parking and additional storage options. The gardens to both the front and rear of the property are a lovely addition.

This property is offered with no onward chain.

Don't miss the chance to view this property and envision the possibilities it holds for you and your family.

## Entrance Hall

With staircase to first floor landing.

## Lounge

17'00 x 14'06 (5.18m x 4.42m)

Two Upvc double glazed windows to front, one being a bow shaped window. Fireplace and radiator.

## Dining Room

10'02 x 10'10 (3.10m x 3.30m)

Upvc double glazed window to rear, fireplace with electric fire and radiator.

## Kitchen

6'03 x 10'00 (1.91m x 3.05m)

Upvc double glazed window to rear and door to side. Fitted with wall, base and drawer units, stainless steel sink with mixer tap.

## First Floor Landing

### Bedroom one

13'03 x 9'09 (4.04m x 2.97m)

Upvc double glazed window to front and radiator.

### Bedroom Two

10'08 x 9'00 (3.25m x 2.74m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

10'06 x 6'08 (3.20m x 2.03m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to side. Fitted with shower cubicle, low level w.c, wash hand basin and heated towel rail.

## Externally

To the rear is a garden with shed and greenhouse. There is also an outdoor toilet and outside tap.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

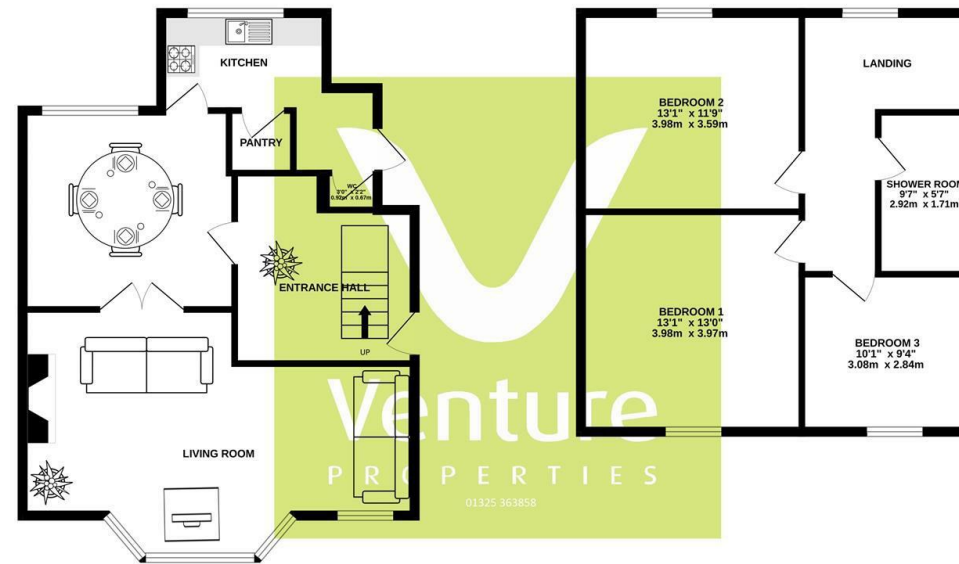
## Note

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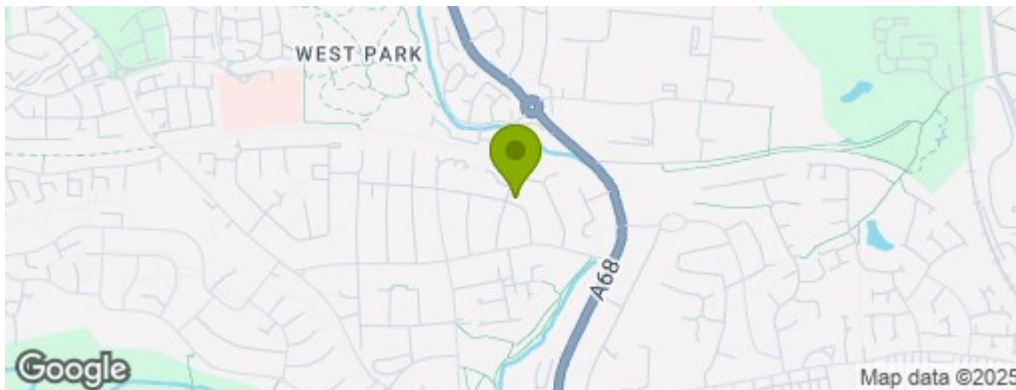


GROUND FLOOR

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.  
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## Property Information

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