



Cedar Road
Darlington DL3 9HN
£180,000





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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Cedar Road

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- Three Bedrooms
- Close to All Amenities
- Two Reception Rooms

- Cockerton Location
- Council Tax Band B
- Close To Cockerton Village

- Car Port
- Epc Rating D
- Must Be Seen Inside

Welcome to this terraced house located on Cedar Road in the sought-after area of Cockerton, Darlington. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a family bathroom, there is plenty of space for a growing family or for those who enjoy having a home office or guest room.

Situated in the heart of Cockerton, this house is conveniently close to the Darlington Memorial Hospital, making it an ideal location for healthcare professionals or those who value easy access to medical facilities.

Don't miss the opportunity to make this house your home and enjoy the convenience of living in such a prime location. Whether you're looking to settle down or invest in a property with great potential, this terraced house on Cedar Road is sure to capture your heart.

Entrance Hall

Door to front, staircase to first floor, two storage cupboards and radiator.

Lounge

12'6 x 10'11 (3.81m x 3.33m)

Upvc double glazed bay window to front, multi fuel burner and radiator.

Dining Room

12'6 x 12'3 (3.81m x 3.73m)

French doors to rear and radiator.

Kitchen

11 x 9'9 (3.35m x 2.97m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink, electric hob and oven with extractor over. Space for a fridge freezer and washing machine. Radiator.

First Floor Landing

Bedroom One

10'11 x 10'4 (3.33m x 3.15m)

Upvc double glazed bay window to front, fitted wardrobes and radiator.

Bedroom Two

12'7 x 12'3 (3.84m x 3.73m)

Upvc double glazed window to rear and radiator.

Bedroom Three

7'11 x 6'10 (2.41m x 2.08m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to rear, P shaped bath with shower over and screen, w.c, wash hand basin and radiator.

Externally

To the front is an open plan gravelled garden.

To the rear is mainly laid to lawn and access to a car port with electric roller shutter and shed. There is potential for off street parking.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 914 ft 2 / 85 m 2

Plot size 0.03 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

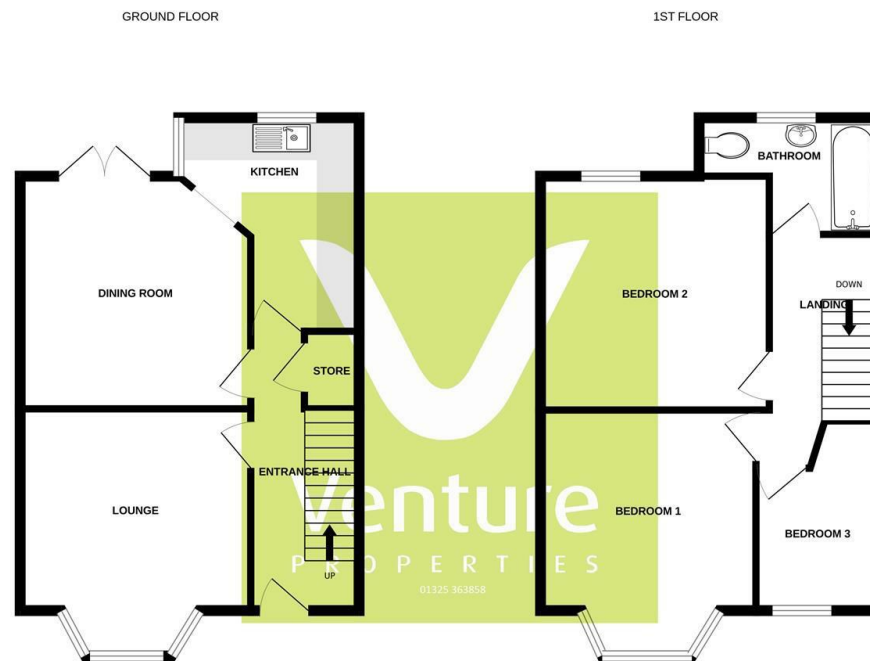
BT

Sky

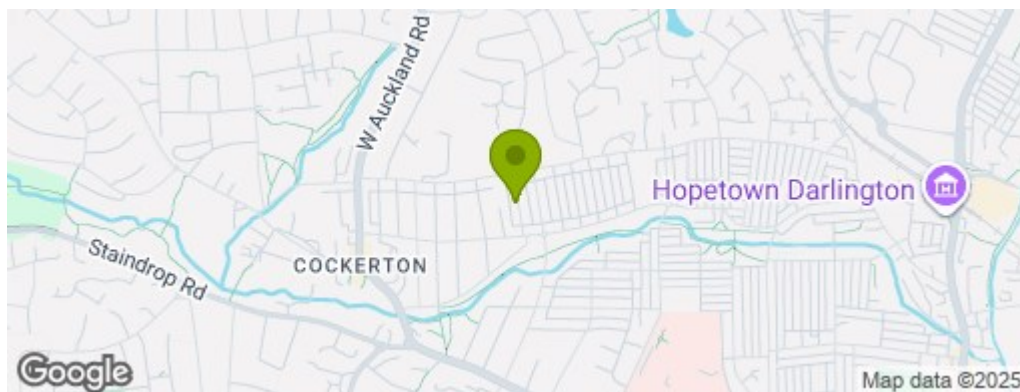
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Note

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.



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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