



**Cobden Street**

Darlington DL1 4JF

**£195,000**





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



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



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



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

# Cobden Street

Darlington DL1 4JF



- Three Bedroom Semi Detached Property
- Off Street Parking
- Epc Rating D

- Eastbourne Area of Darlington
- Ideal Family Home

- Close to Amenities
- Council Tax Band B

In the Eastbourne area of Darlington, this three-bedroom semi-detached house on Cobden Street comes to the market with no onward chain and offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The well-appointed kitchen and dining areas are perfect for family meals, while the inviting living rooms create a warm atmosphere for gatherings. The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all family members.

One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a valuable asset in this bustling area. The rear garden offers a delightful outdoor space, perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Situated close to local travel links and a variety of amenities, this home is ideally located for those seeking both convenience and community. Whether you are commuting to work or enjoying the local shops and parks, everything you need is just a stone's throw away.

This semi-detached house on Cobden Street is a wonderful opportunity for anyone looking to settle in a vibrant area of Darlington. With its spacious layout, outdoor space, and prime location, it is sure to appeal to families and professionals alike. Do not miss the chance to make this lovely property your new home.

## Entrance Hall

Composite door to front, staircase to first floor with storage under.

## Lounge

147 x 118 (4.45m x 3.56m)

Upvc double glazed window to front, gas fire in surround and radiator.

## Dining Room

14'5 x 8'11 (4.39m x 2.72m)

Upvc double glazed windows to side and rear, log burner.

## Kitchen

13'5 x 8'3 (4.09m x 2.51m)

Upvc double glazed window to side, wall base and drawer units, sink with mixer tap, five ring gas hob and oven with extractor over. Integrated fridge freezer.

## Utility Room

Upvc double glazed window to side, space for a washing machine and dishwasher.

## Ground Floor Cloaks

Upvc double glazed obscure window to side, w.c, wash hand basin and radiator.

## First Floor Landing

Access to loft with power and lighting via drop down ladder.

## Bedroom One

13'2 x 11'8 (4.01m x 3.56m)

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

## Bedroom Two

13'5 x 7'6 (4.09m x 2.29m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

10'11 x 9'3 (3.33m x 2.82m)

Upvc double glazed window to side, original fireplace, storage cupboard and radiator.

## Shower Room

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and radiator.

## Externally

To the front there is a blocked paved drive for off street parking with gated access.

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

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B  
Annual Price: £1,845  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,151 ft<sup>2</sup> / 107 m<sup>2</sup>  
Plot size 0.04 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
76 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

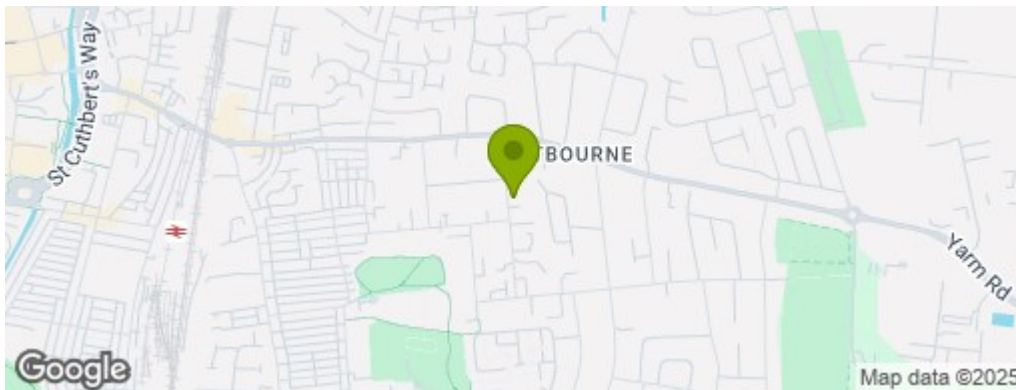
## Note

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.



35 COBDEN STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error. Dimensions are for information only. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency can be given.  
Made with Metagen ©2025



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)