



**Cobden Street**

Darlington DL1 4JF

**£195,000**







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# 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

14'7 x 11'8 (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

Q2

Broadband

Basic

8 Mbps

Superfast

76 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

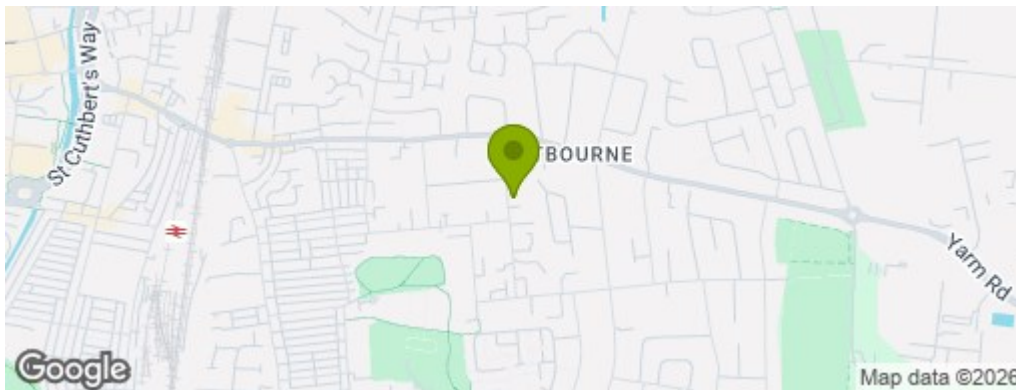
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other parts are approximate and no responsibility is taken for any error. Information is not intended to be used for any purpose other than to provide a general impression of the property. 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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