



Tower Road
Darlington DL3 6RU
£335,000





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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Tower Road

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- Four/Five Bedroom Semi-Detached Property
 - Off Street Parking and External Studio
 - Epc Rating E
- Cockerton/Town Centre Location
 - Very Well Presented Throughout
- Original Features and Well Established Front and Back Gardens
 - Council Tx Band C

A spacious four/five bedroom semi detached property, conveniently situated within walking distance of Cockerton village and the Town Centre, is close to all amenities and Darlington Memorial Hospital.

Full of character and original period features throughout, this delightful property also boasts an external fully contained Office/Studio to the rear, that could be utilised in a number of ways.

There is intercom gated entry to the side and rear of the property, adding extra security and also off street parking.

Well established gardens to both front and rear, with a recent newly installed roof, this property is definitely not one to be missed.

Please contact the office to arrange a viewing of your potential new home!

Entrance Hall

Stained glass composite door to front leading into the hallway, staircase to first floor landing and there is an under stairs w.c and wash hand basin, period panelled doors leading to all ground floor rooms and a window to side.

Reception Room One

14'0 x 12'5 (4.27m x 3.78m)
A spacious reception room with walk in double glazed bay window to front with stained glass. There is a feature fireplace with inset mirror. Shelving and storage cupboards to alcoves. Picture rail, cornice ceiling and two radiators.

Reception Room Two

13'10 x 13'4 (4.22m x 4.06m)
Feature fireplace with original tiled hearth and inset gas fire, picture rail, cornice to ceiling, radiator and double glazed door to rear.

Breakfast Room

10'4 x 11'10 (3.15m x 3.61m)
With double glazed window to side and fitted window seating, raised feature fireplace with cast iron gas stove and oak mantle. Shelving and glass fronted cupboard into alcoves, stripped floorboards and open plan into kitchen area.

Kitchen

12'3 x 9'5 (3.73m x 2.87m)
Two double glazed windows to side and rear, fitted with Oak wall, base and drawer units and contrasting work surfaces. Stainless steel sink unit with mixer tap four ring gas hob with extractor over and eye level fan assisted and microwave/combination ovens. There is an integrated dishwasher and and space for a fridge freezer. York stone flooring, spotlights to ceiling, radiator and door to rear.

First Floor Landing

Double glazed window to side and staircase to second floor.

Bedroom One

13'10 x 13'4 (4.22m x 4.06m)
Walk in double glazed bay window to front with stained glass and window seat feature. Cornice to ceiling and radiator.

Bedroom Two

13'0 x 12'5 (3.96m x 3.78m)
Double glazed window to rear with picture rail and radiator.

Study

7'8 x 6'11 (2.34m x 2.11m)
Double glazed stained glass window to front and shelving for storage.

Bathroom

Two obscure original Edwardian glass windows to rear and side, fitted with deep panelled bath, separate shower cubicle with waterfall and spray. Low level w.c and wash hand basin with mixer tap in vanity unit. There is heated tiled flooring and a heated towel rail. Part tiled walls and spotlights to ceiling.

Second Floor Landing

Double glazed roof light window to side, Walk in storage cupboard.

Bedroom Three

13'4 x 9'4 (4.06m x 2.84m)
With velux roof window, storage into eaves, radiator and spotlights to ceiling.

Bedroom Four

12'5 x 9'5 (3.78m x 2.87m)
Double glazed Dormer window to rear, storage shelving into eaves and radiator.

Shower Room

Velux window, fitted with walk in shower cubicle, low level w.c and wash hand basin. Storage into eaves and radiator.

Externally

To the front there is a driveway providing off street parking and gated access to the side of the property where there is a store room and rear Office/Studio.
To the rear there is an enclosed, cottage style garden area which is well stocked and includes patio area, lawn, mature shrubs and flowering beds.
There is also access to a power socket, lighting and shed.

Office/Studio

11'6 x 8'6 (3.51m x 2.59m)
A self contained office/studio unit to the rear with power, light and storage cupboard.

Council Tax

Band C

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

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

West End

Flood Risk

No Risk

Floor Area

1,754 ft 2 / 163 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

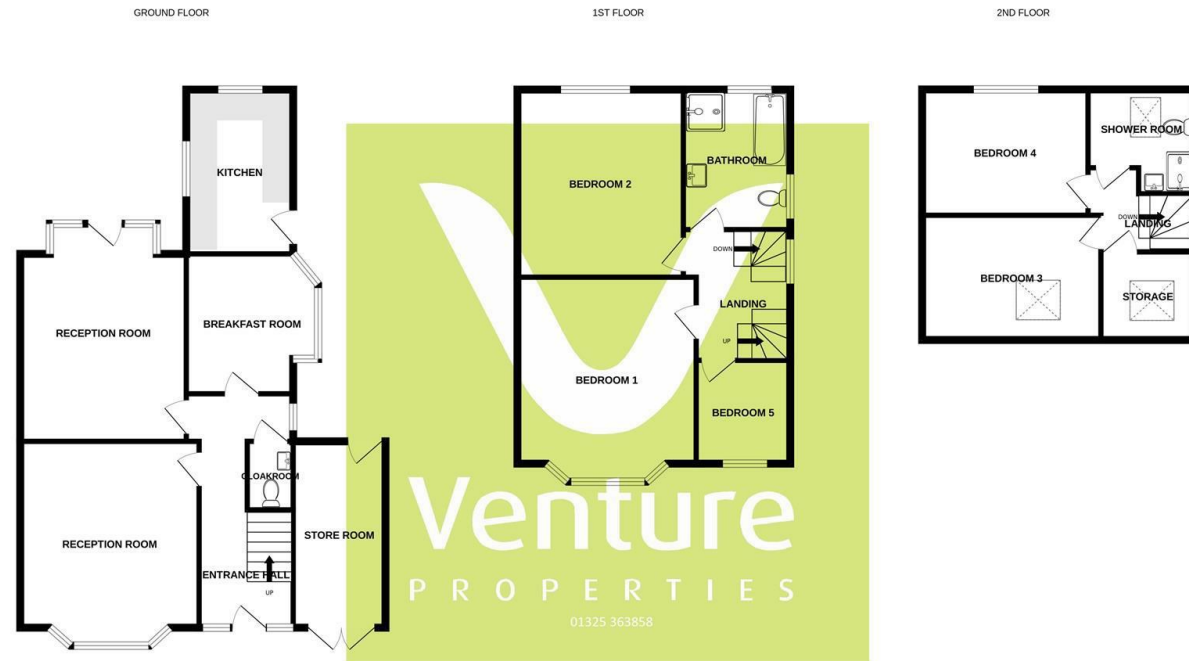
Basic

16 Mbps

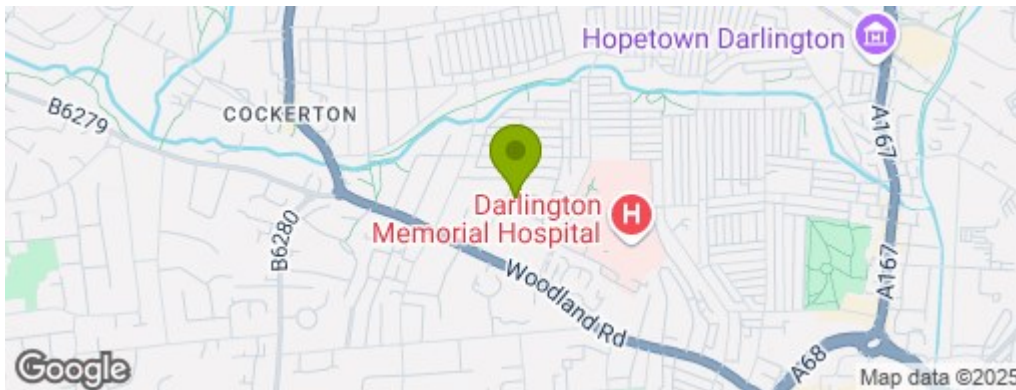
Superfast

80 Mbps

Ultrafast



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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