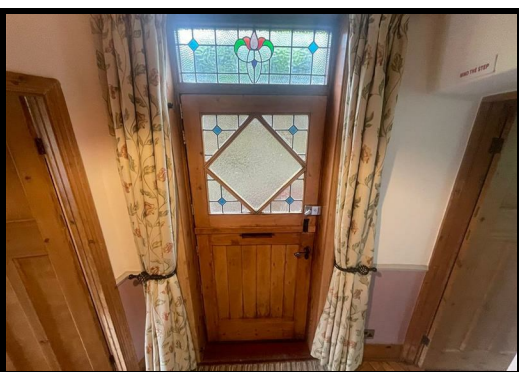




66 Cockerton Green, Darlington Offers Over £165,000

Simply stunning. A rare opportunity has arisen to acquire a beautifully presented two bed roomed cottage which is situated in an enviable position overlooking Cockerton Green in Darlington. This delightful property offers an abundance of charm and character and retains a number of period features. In brief the property is comprised of a welcoming entrance hallway, a beautifully presented living room, a stunning kitchen, two double bedrooms and a modern and most contemporary bathroom. Externally to the front of the property there is an allocated parking space. To the rear of the property there is a patio area which is ideal for outdoor entertaining and a garden which is laid to lawn and complimented with a variety of mature plants and trees. There is also a shed providing useful storage. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



66 Cockerton Green, Darlington

General Remarks

A superb opportunity has arisen to acquire a two bedroomed cottage offering an abundance of charm and character and retaining many period features.

Occupying a most pleasing position with pleasant views overlooking Cockerton Green in Darlington.

Gas fired central heating

Double glazed windows throughout

Council Tax band B

We welcome viewings at the earliest opportunity to avoid disappointment.

Location

Occupying a pleasing position and conveniently located within a short walking distance from Cockerton Village where you will find numerous amenities. Darlington's town centre is also close at hand. The property is ideally situated for accessing first class local schools including Mowden Infant and Junior School, Holy Family Primary School and Cockerton Primary School. The property is well placed for travel to the business and commercial centres throughout the region via the A1(M) and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from Newcastle and Teesside Airports.

Entrance Hallway

The property is entered through a wooden stained glass door leading into a most welcoming entrance hallway. Warmed by a central heating radiator and benefiting from parquet flooring and an under stairs cupboard providing useful storage.

Living Room

17'1" x 11'6"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from parquet flooring, a double glazed window and a unit built in to the alcove providing useful storage.

Kitchen

6'9" x 8'9" max

The kitchen is fitted with a range of modern wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer, The kitchen benefits from a tiled floor, an integrated electric oven and hob with over head extractor hood, a fridge / freezer, double glazed windows to the side and rear elevations and a cupboard providing useful storage and plumbing for a dishwasher.

First Floor Landing

A wooden staircase leads to the first floor landing.

Bedroom One

7'4" x 11'6" max

A double bedroom with a double glazed window with pleasant views overlooking the village green. Warmed by a central heating radiator and benefiting from a cupboard providing useful storage.

Bedroom Two

13'8" max x 11'6"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from wood flooring and a double glazed window.

Bathroom

The bathroom is warmed by a towel radiator has wood flooring, partially tiled walls, a double glazed window to the side elevation of the property and is fitted with a modern suite comprising of a bath with over head electric shower, and a wash hand basin inset in to a vanity unit.

Separate WC

A room fitted with a separate WC.

Externally

Externally to the front of the property there is an allocated parking space. To the rear of the property there is a patio area which is ideal for outdoor entertaining and a garden which is laid to lawn and complimented with a variety of mature plants and trees. There is also a shed providing useful storage.

