



CARVERS
SALES & LETTINGS

The Green
High Coniscliffe, Darlington, DL2 2LR
Offers in the region of £225,000

House - Terraced



A charming and beautifully refurbished cottage, situated in the picturesque village of High Coniscliffe, close to an attractive stretch of the River Tees.

This delightful cottage has been fully refurbished to provide well-presented, ready-to-enjoy accommodation, combining character and charm with modern finishes. Situated in the sought-after village of High Coniscliffe, renowned for its attractive riverside setting, the property offers an appealing opportunity for first-time buyers, those seeking a village retreat or investors looking for a potential rental or holiday-let opportunity.

The accommodation briefly comprises a welcoming well proportioned lounge featuring an attractive fireplace which provides an appealing focal point to the room. The refitted kitchen is fitted with a most attractive range of wall and floor units, creating a stylish and practical space with a fridge/freezer, dishwasher and washing machine.

To the first floor are two bedrooms, both benefiting from fitted wardrobes, with the rear bedroom enjoying an impressive outlook. The accommodation is completed by a refitted bathroom/WC, with a contemporary white suite and shower.

Externally, the property has a garden to the front, while to the rear there is a particularly appealing south-facing yard, providing a pleasant spot to sit and enjoy the sunshine. A further useful feature is the enclosed passageway running the full length of the property to the side, which benefits from electric power sockets and offers valuable additional storage or practical space. The passage is subject to a flying freehold from next door.

High Coniscliffe is a particularly attractive village, enjoying a beautiful setting alongside the River Tees and offering a peaceful village lifestyle within reach of Darlington and its wider amenities.

A delightful, fully refurbished cottage in an attractive riverside village setting, offering an appealing combination of charm, modern presentation and versatility.



- Fabulous fully refurbished cottage
- Lovely village which sits on an attractive stretch of the River Tees
- Lovely good size lounge with fireplace
- Refitted kitchen
- Two bedrooms both with wardrobes
- Refitted bathroom with shower
- South facing rear
- Useful enclosed passage to the side (flying freehold with next door)

GENERAL INFORMATION:

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage.

Double glazing.

Local Authority: Darlington Borough Council (Tax Banding B)

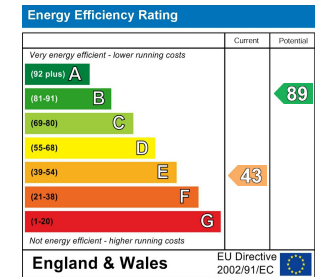
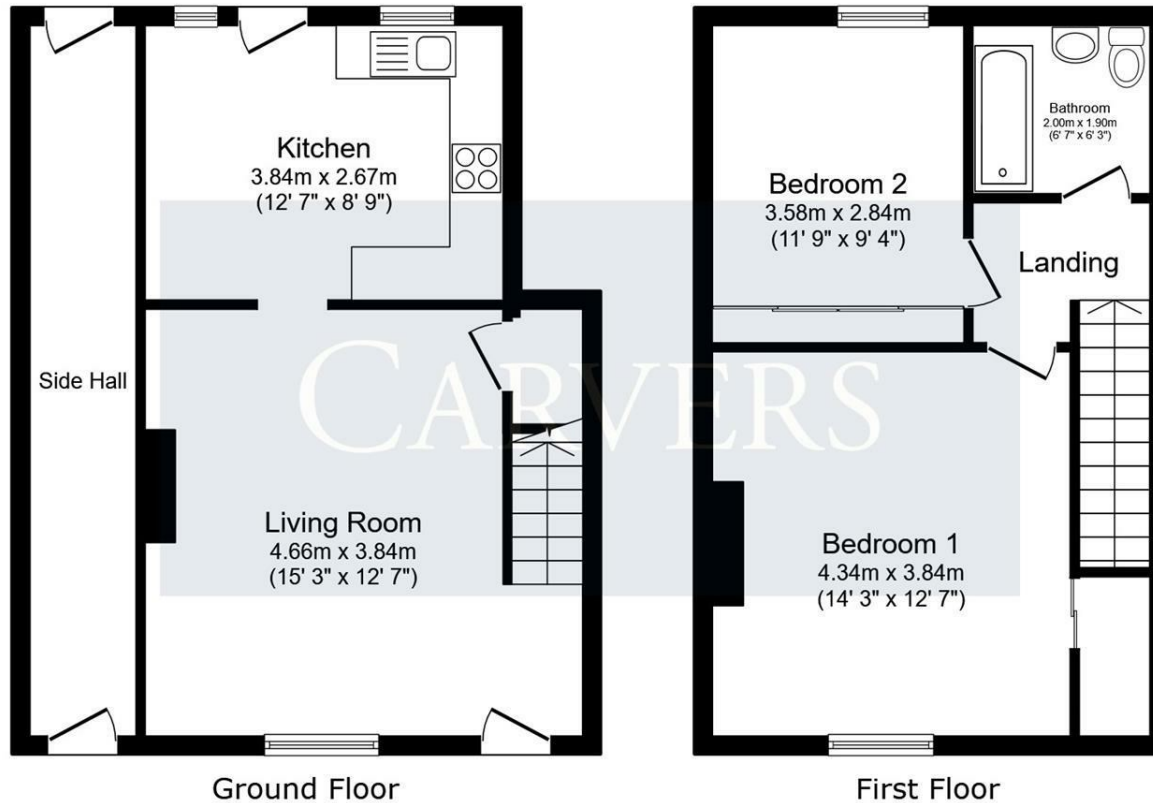
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Property size taken from EPC
796.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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