



Cockerton Green

Darlington DL3 9EG

£180,000





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- Two Bedroom Grade II Listed Cottage
 - No Onward Chain
- Sought After Cockerton Green Location
 - EPC Rating
- Newly Refurbished Throughout
 - Council Tax Band B

Perfectly located in the charming Cockerton Village area of Darlington, this beautifully presented, Grade II listed, terraced cottage offers a delightful blend of modern living and village charm. Whether you are looking for a peaceful retreat or a vibrant community, this home offers the best of both worlds.

Having undergone a full refurbishment, this stunning property is ready for you to move in without any hassle, as it comes to the market with no onward chain. With a light, spacious but cosy reception room, this home provides ample space for relaxation and entertaining together with the newly fitted stylish kitchen complete with white quartz worksurfaces ideal for family living. The first floor boasts two double bedrooms, the main having a freestanding bath. There is a superb fitted shower room, again with quality fittings.

The home has been fully rewired and features a brand-new gas central heating system, ensuring comfort throughout the year. The neutral decoration together with freshly plastered walls create a bright and inviting atmosphere.

Situated overlooking the picturesque Cockerton village green, this property benefits from a lovely community feel, with a variety of local amenities just a stone's throw away, including individual retail shops, cafes, butchers, bakeries to name a few, together with popular schools to hand as well as an excellent routes in and out of town.

In summary, this terraced cottage in Cockerton Green is a perfect opportunity for those seeking a stylish and comfortable living space in a friendly village setting. Don't miss the chance to make this exquisite property your new home.

Entrance Vestibule
Wooden door to the front and period style cast iron radiator, period style bulkhead light and engineered Oak flooring.

Lounge
179 x 129 (5.41m x 3.89m)
Secondary glazed sash window to the front overlooking the village green, with a window seat, part panelled walls with recess into chimney breast and original wood beams to ceiling, wall lights, tv point and Engineered oak flooring. Open plan staircase to the first floor landing with white Oak spindles. There is a stable door to the kitchen and a period style cast iron column radiator. Nest central heating control.

Kitchen/Breakfast Room
127 x 910 (3.84m x 3.00m)
Upvc double glazed window to rear, newly fitted with a range of Shaker style green wall, base and drawer units, open shelf with white quartz work surfaces and matching splashbacks and a complimentary Cotswold Country display cabinet. There is a Belfast sink with mixer tap, a four ring Bush hob, oven and extractor. Integrated fridge, freezer, washing machine and waste bin. Pendant lights to ceiling and wall lights, smoke alarm that is wired in and Engineered Oak flooring. Period style column radiator and extractor fan. There are space for a table and chairs.

First Floor Landing
Staircase and landing with pendant light, feature recessed spot light and wired in smoke alarm.

Bedroom One
1707 x 1300 (5.36m x 3.96m)
Secondary glazed sash window to front and Oak four panel door. Part panelled walls, radiator and tv Ariel socket. Feature freestanding bath with Claw Feet on a decorative tiled floor. Wall lights and there is a recess with access to the loft space with light.

Bedroom Two
99 x 74 (2.97m x 2.24m)
Upvc double glazed window to rear, part panelled walls with wall lights. Tv Ariel socket, concealed Boiler, radiator and Oak four panel door.

Bathroom
Refitted with a walk in shower with a waterfall head and spray. Low level w.c, wash hand basin in vanity unit, part tiled walls, including wall lights and recessed spotlight feature. Period cast iron column radiator with chrome towel rail and tiled floor. Shaver point, skylight/atrium and Oak four panel door.

Externally
To the front there is on street parking and access to the village green.
To the rear is an enclosed courtyard with paved patio area, wall lights and shed with covered bin area.

Village Green Views

Tenure
Freehold

Property Details
Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,757
Conservation Area
Cockerton Village
Flood Risk
No Risk
Floor Area
785 ft 2 / 73 m 2

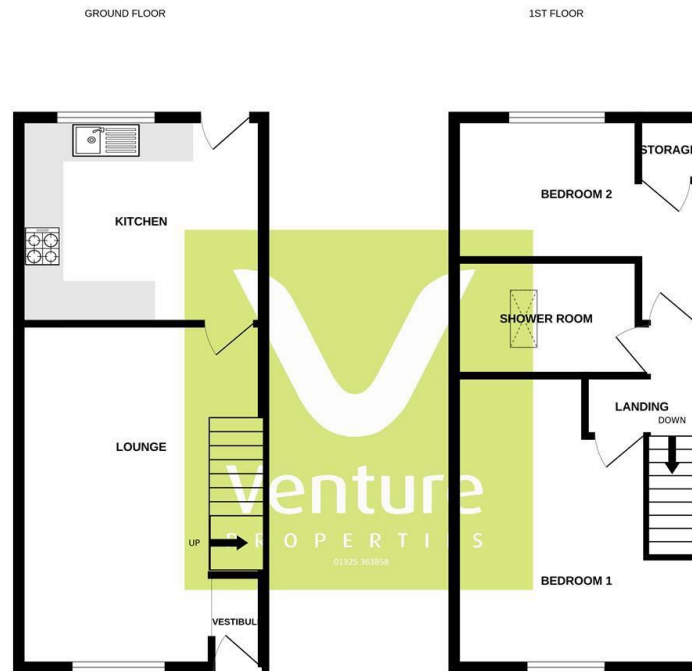
Plot size
0.01 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

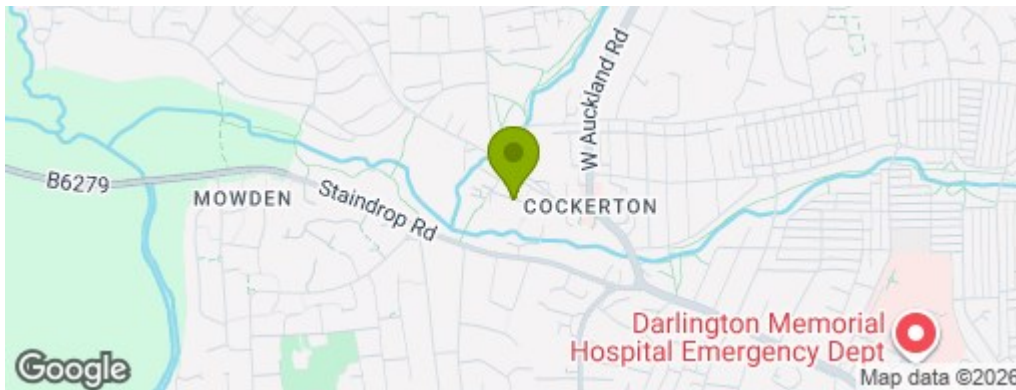
Basic
9 Mbps
Superfast
69 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

BT
Sky

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



While 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 misstatement. 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. Made with Metronix i2025



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