

Cobden Street

Darlington DL1 4JD

Offers In The Region Of £159,000

Venture
PROPERTIES









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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Cobden Street

Darlington DL1 4JD



- Two Bedroom Mid Terraced Property
- Gardens to Front & Rear
- Ideal First Time Buy
- Eastbourne Area of Darlington
- Off Street Parking
- Council Tax Band A
- Close to Travel & Transport Links
- Very Well Presented
- Epc Rating D

In the charming Eastbourne area of Darlington, this well-presented property offers a delightful living experience. With two double bedrooms and two bathrooms, one on each floor. This property is perfect for families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a welcoming and modern reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the house is thoughtfully designed, ensuring that every space is utilised effectively.

One of the standout features of this property is the bespoke kitchen, which is further complemented by a versatile utility area. With the added convenience of off-street parking, and gardens to front and rear, this property is will not disappoint.

The location is particularly advantageous, as it is situated close to a variety of amenities, including shops, parks, and public transport links, making daily life both convenient and enjoyable.

This terraced house on Cobden Street is not just a home; it is a lifestyle choice that combines comfort, accessibility, and a sense of community. Whether you are looking to invest or seeking a new place to call home, this property is certainly worth considering.

Entrance Hall
Composite door to front, staircase to first floor landing and radiator.

Lounge
12'4 x 10'8 (3.76m x 3.25m)
Upvc double glazed bay window to front, bespoke media wall with shelving and radiator.

Kitchen
14'4 x 12' (4.37m x 3.66m)
Fitted with base and wall units including display cabinets and contrasting worktops. Central island with storage under, electric hob and oven, sink unit, integrated fridge freezer, under stairs storage and radiator. Spotlights to ceiling and wood floor.

Utility Room
12'7 x 6'3 (3.84m x 1.91m)
Upvc double glazed window to side, breakfast bar to provide seating with space for washing machine. Wall mounted boiler and access to rear and bathroom. Wood flooring.

Bathroom
Upvc double glazed obscure window to side, bath, w.c, wash hand basin and heated towel rail.

First Floor

Bedroom One
14'5 x 12'5 (4.39m x 3.78m)
Upvc double glazed window to front and radiator.

Bedroom Two
12' x 11'4 (3.66m x 3.45m)
Upvc double glazed window to rear and radiator.

Shower Room
Shower cubicle, w.c and wash hand basin. Spotlights to ceiling.

Externally
To the front is an enclosed garden which is mainly laid to pebbles.
To the rear is an enclosed garden which is mainly laid to concrete. Private off street parking for multiple vehicles is available at the side of the property with double gated entry.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,581
Conservation Area No

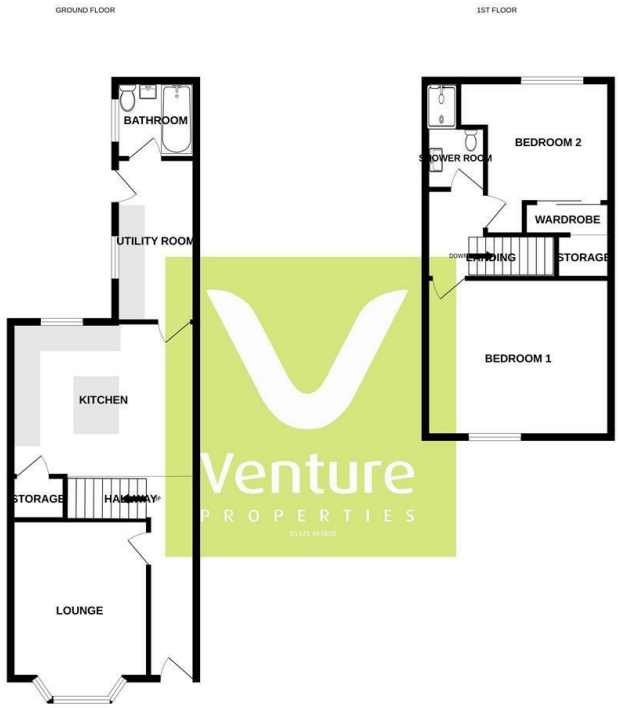
Flood Risk Very low
Floor Area 882 ft 2 / 82 m 2
Plot size 0.05 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

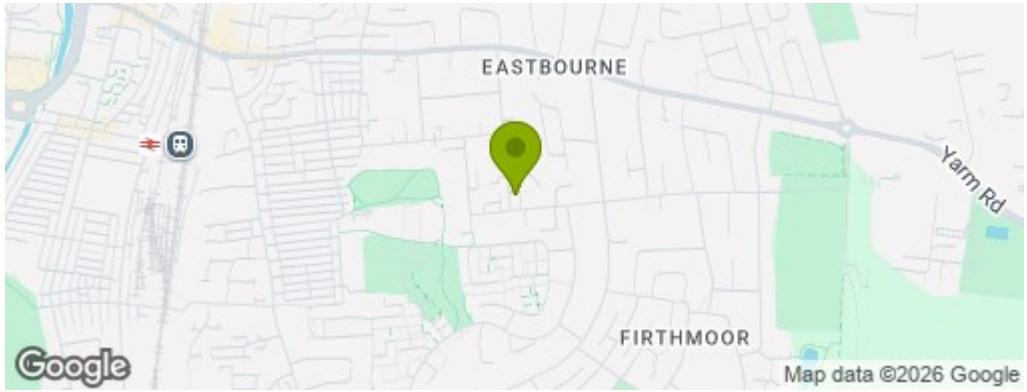
Basic
3 Mbps
Superfast
33 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

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



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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