

Holmlands Road

Darlington DL3 9JE

Offers In The Region Of £189,950

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.









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.



Holmlands Road

Darlington DL3 9JE



- Three Bedroom Semi Detached
- No Onward Chain
- Council Tax Band B
- Two Reception Rooms
- Cockerton Location
- EPC Rating E
- Garden & Garage
- Off Street Parking

Located in the desirable area of Cockerton, Darlington, this three-bedroom semi-detached house on Holmlands Road presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household. One of the standout features of this home is the absence of a chain, allowing for a smooth and efficient purchase process.

Outside, the property is complemented by delightful gardens, perfect for enjoying the outdoors, and a garage that adds to the convenience of this lovely home.

With its prime location in Cockerton, residents will benefit from a range of local amenities, schools, and parks, making it an ideal setting for family life. This semi-detached house is a wonderful blend of comfort and practicality, ready to welcome its new owners. Don't miss the chance to make this delightful property your new home.

Entrance Hallway
Door to front with stained glass detail, staircase to first floor landing.

Lounge
12'2 x 11'2 (3.71m x 3.40m)
Bow window to front with stained glass detail, deep coving to ceiling and feature fireplace.

Dining Room
13'2 x 11'2 (4.01m x 3.40m)
Double doors to rear, deep coving to ceiling and fireplace with inset fire. Radiator.

Kitchen
10'5 x 7'1 (3.18m x 2.16m)
Window and door to rear with additional window to side. Fitted wall, base and drawer units, stainless steel sink with mixer tap. Space for a cooker, part tiled walls and wall mounted boiler.

First Floor Landing

Bedroom One
13'2 x 11'2 (4.01m x 3.40m)
Bow window to front with stained glass detail, fitted wardrobes and vanity unit.

Bedroom Two
13'2 x 11'2 (4.01m x 3.40m)
Window to rear.

Bedroom Three
9'11 x 7'2 (3.02m x 2.18m)
Window to rear.

Bathroom
Obscure window to front with stained glass detail, bath with shower over and concertina style screen. Wash hand basin and low level w.c.

Externally
To the front there s off street parking, established garden area and gated access to the rear.
To the rear you will find an enclosed garden with lawn and patio areas and access to the detached garage.

Tenure
Freehold

Property Details
Local Authority
Darlington
Council Tax
Band:
B
Annual Price:
£1,940
Conservation Area
No
Flood Risk
Very low

Floor Area
1,022 ft 2 / 95 m 2
Plot size
0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

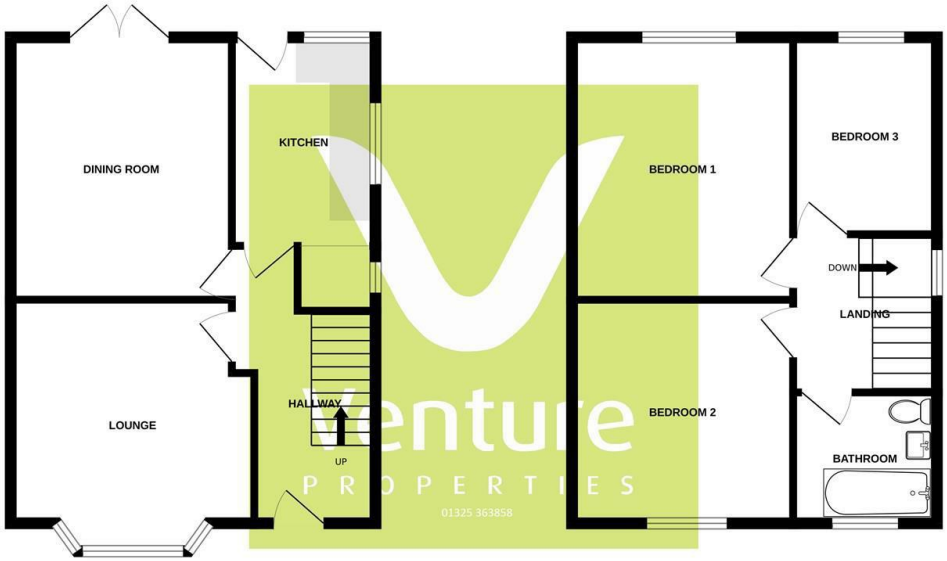
Basic
8 Mbps
Superfast
72 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

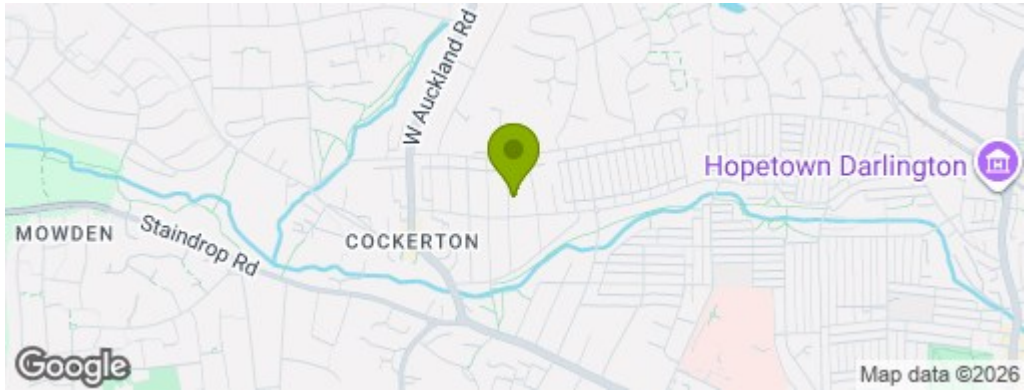
Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2026



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com