



Willow Road

Darlington DL3 9HW

Offers In The Region Of £169,950





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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- Three Bedroom Semi-Detached Property
 - Gardens to Front and Rear
 - Viewing Recommended
- Popular Cockerton Location
 - Garage to Rear
 - Council Tax Band B
- Close to Shops, Schools and Local Ameneieites
 - Perfect Family Home
 - EPC Rating D

Welcome to Willow Road in the desirable area of Cockerton, Darlington, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. A notable highlight is the garage, which not only provides secure parking for one vehicle but also offers additional storage space for your belongings. New boiler fitted in April 2024 The gardens to both the front and rear of the property are well maintained, creating a delightful outdoor space for gardening enthusiasts or for children to play.

This home is very well presented, showcasing a blend of modern comforts. Its location in Cockerton is particularly appealing, with local amenities, schools, and parks within easy reach, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Willow Road is a wonderful opportunity for anyone looking to settle in a lovely area of Darlington. With its spacious interiors, convenient parking, and delightful gardens, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming property your new home.

Entrance Hall

Upvc door to front, staircase top first floor landing and radiator.

Lounge

12'11 x 11'4 (3.94m x 3.45m)

Upvc double glazed bay window to front, coving to ceiling, electric fire and radiator.

Dining Room

12'1 x 11'1 (3.68m x 3.38m)

Upvc double glazed French doors to rear, coving to ceiling and radiator.

Kitchen

12'3 x 7'3 (3.73m x 2.21m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, electric hob and oven with extractor over. Stainless steel sink with mixer tap, space for a fridge freezer and washing machine. Radiator and part tiled walls.

First Floor Landing

Access to loft.

Bedroom One

11'4 x 10'10 (3.45m x 3.30m)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Two

12'1 x 11'1 (3.68m x 3.38m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator.

Bedroom Three

12'3 x 7'4 (3.73m x 2.24m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes and radiator.

Bathroom

Upvc double glazed obscure window to front, panelled bath, shower cubicle, w.c, wash hand basin in vanity, part tiled walls and radiator.

Externally

To the front there is an enclosed front garden.

To the rear there is an enclosed split level garden which is mainly laid to lawn with patio area and raised beds. Gated access to rear lane and access to the single garage.

Tenure

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 1,011 ft 2 / 94 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

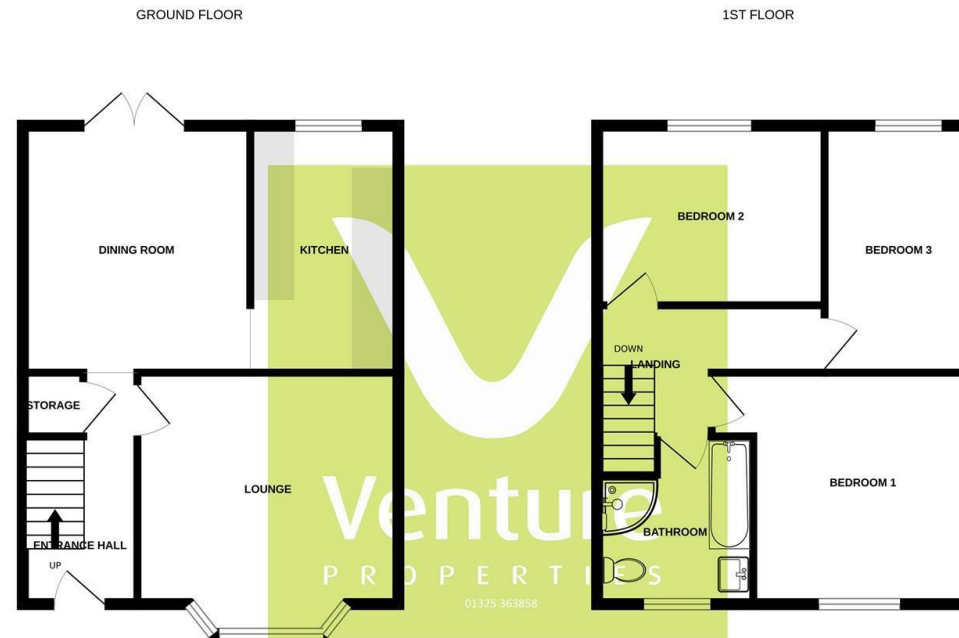
BT

Sky

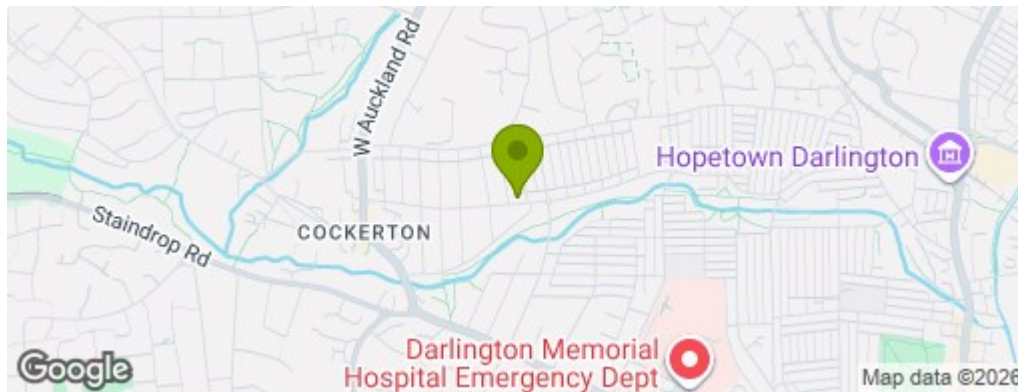
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Note

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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Property Information

01325 363858

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