

Edgecombe Drive, Darlington, DL3 9DQ  
Offers in excess of £240,000

**estates<sup>4</sup>**  
'The Art of Property'



Edgecombe Drive, Darlington, DL3 9DQ

Offers in excess of £240,000

Council Tax Band: C

Nicely positioned in the highly sought-after Mowden development to the West of Darlington, this charming semi-detached home presents an excellent opportunity for families and first-time buyers alike. Boasting two well-proportioned reception room, three bedrooms and a modern shower room, this property is both spacious and inviting.

The home has been well cared for, ensuring a warm and welcoming atmosphere throughout. The living spaces are enhanced with quality internal doors, and UPVC double glazing plus composite front door, providing both security and energy efficiency. One of the standout features of this residence is the WEST FACING rear garden, perfect for enjoying the afternoon sun and ideal for family gatherings or quiet evenings outdoors. Additionally, the property includes a garage and parking, adding to the convenience of this lovely home.

Situated within walking distance of well-regarded SCHOOLS, local shops, and amenities, this property is perfectly positioned for family life. The vibrant town centre, Cockerton village, and easy access to the A1(M) & A66 are just a short drive away, making commuting and leisure activities effortlessly accessible. Properties of this nature and location are in high demand, and we anticipate this home will be no exception. With NO ONWARD CHAIN, this is an opportunity not to be missed.

In brief the accommodation consists of:

Ground floor

Attractive entrance porch, hallway, inviting lounge to the front with doors opening to a separate dining

room with access to the garden. Fitted kitchen providing a range of units and features a useful under stairs storage cupboard.

First floor

Three well appointed bedrooms, two doubles with ample fitted wardrobes, and a good size single. Modern shower room and separate WC.

Externally

Mature gardens to front and rear, driveway and garage. The rear garden having a favourable West aspect.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

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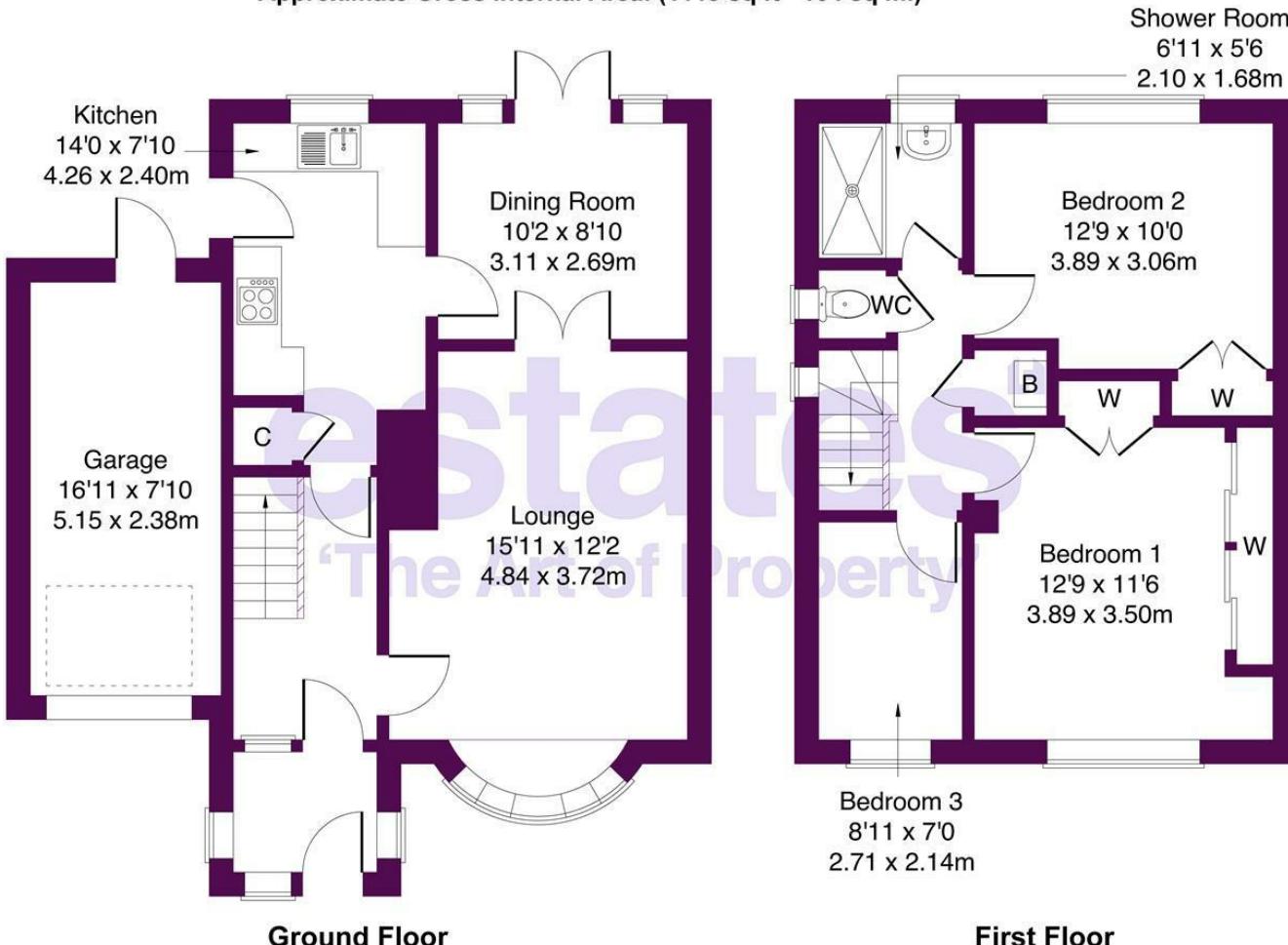
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



# 48 Edgecombe Drive, Darlington, DL3 9DQ

Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
EU Directive 2002/91/EC			