



**Moorlands Road**

Darlington DL3 9JR

**Open To Offers £145,000**





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# Moorlands Road

Darlington DL3 9JR



- Two Bedroom Semi Detached Property
- Gardens to Front and Rear
- EPC Rating D

- Sought After Cockerton Location
- Travel and Transport Access Close by

- Close to Local Amenities
- Council Tax Band B

Situated on Moorlands Road in the popular village of Cockerton, Darlington, this delightful semi-detached house presents an excellent opportunity for first-time buyers, families or perhaps those downsizing. With two well-proportioned bedrooms and a first floor bathroom, this property is both practical and inviting.

The home boasts two reception rooms, providing ample space for relaxation and entertaining. Whether you envision cosy family evenings or hosting friends, these versatile areas can be tailored to suit your lifestyle. The layout is designed to maximise comfort and functionality, making it an ideal choice for those looking to establish their first home.

Situated in a mature neighbourhood, this property is conveniently located near a variety of amenities, ensuring that daily necessities are just a stone's throw away. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode.

This semi-detached house on Moorlands Road is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it is a must-see for anyone seeking a welcoming home in Darlington.

## Entrance Hallway

With door to the side elevation and staircase to the first floor.

## Lounge

14'11 x 13'07 (4.55m x 4.14m)

Upvc double glazed bay window to front, feature fireplace with inset fire and radiator.

## Dining Room

13'09 x 11'06 (4.19m x 3.51m)

Upvc double glazed window and door to rear and radiator, understairs recess.

## Kitchen

9'04 x 10'01 (2.84m x 3.07m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, integrated ceramic hob with extractor over and oven. Composite sink unit with mixer tap, space for a fridge freezer and washing machine. Part tiled walls and tiled floor. Door to rear and wall mounted boiler.

## Staircase/Landing

First Floor

## Bedroom One

11'01 x 15'00 (3.38m x 4.57m)

Upvc double glazed window to front and radiator.

## Bedroom Two

9'02 x 11'01 (2.79m x 3.38m)

Upvc double glazed window to rear and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath, low level w.c, wash hand basin and radiator. Fully tiled walls.

## Externally

To the front there is an enclosed garden with access to the rear.

To the rear is an enclosed garden, with both lawn and patio areas, gated access to rear and storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

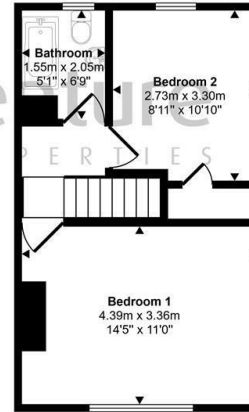
## Note

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.

Approx Gross Internal Area  
75 sq m / 805 sq ft

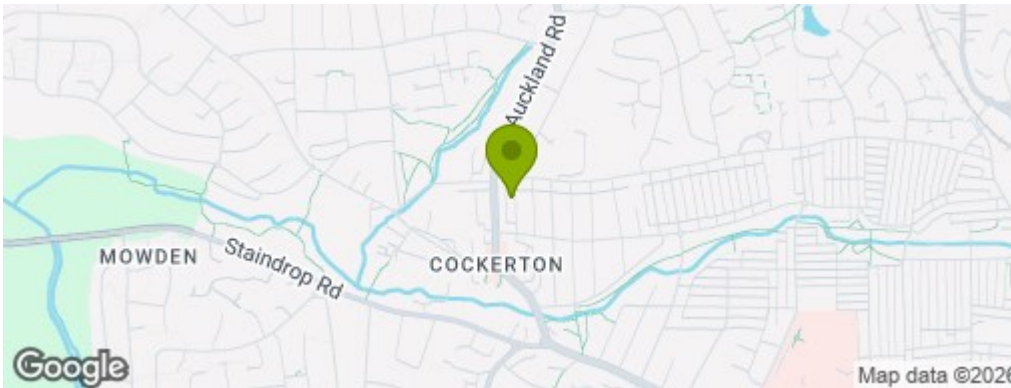


Ground Floor  
Approx 42 sq m / 450 sq ft



First Floor  
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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