



Atherstone Way

Darlington DL3 9TU

Offers Over £100,000





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- Two Bedroom Property
- Perfect for First Time Buyers or Investors
- Council Tax Band A

- Popular Cockerton Location
- Close to All Amenities
- EPC Rating D

- Gardens to Front and Rear
- Easy Access to Travel & Transport Links

Located in the popular Cockerton area of Darlington, this well-presented two-bedroom mid-terraced house offers a perfect blend of comfort and convenience. The property has been thoughtfully updated and improved, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a welcoming spacious reception room that provides a warm and inviting space for relaxation or entertaining guests. The two bedrooms are generously sized, offering ample space for rest and personalisation. The bathroom is well-appointed, ensuring that all your daily needs are met with ease.

One of the standout features of this property is its prime location. Situated in close proximity to Cockerton Village, residents can enjoy a variety of local amenities, including shops, cafes, and parks. Additionally, the property is conveniently located near schools, making it an excellent choice for families. For those who need to travel, easy access out of town ensures that commuting is hassle-free.

We highly recommend viewing this charming home to fully appreciate its appeal and the lifestyle it offers. With its modern updates and prime location, this property is sure to attract interest. Don't miss the opportunity to make this delightful house your new home.

Entrance Hall

Door to front, staircase to first floor landing with storage under and radiator.

Lounge / Diner

22'1 x 11'5 (6.73m x 3.48m)

Open aspect room with windows to both front and rear,

Kitchen

9'9 x 8'11 (2.97m x 2.72m)

Window and door to rear, wall, base and drawer units, stainless steel sink with mixer tap, space for a cooker with fixed extractor over and space for a washing machine. Part tiled walls.

First Floor Landing

Bedroom One

17'11 x 12'0 (5.46m x 3.66m)

Two windows to front and radiator.

Bedroom Two

11;10 x 10'9 (3.35m;3.05m x 3.28m)

Window to rear, fitted wardrobes with sliding doors, radiator and boiler.

Bathroom

Obscure window to rear, panelled bath with shower over, wash hand basin and w/c. Part tiled walls.

Externally

To the front there is a garden area and access to the rear of the property.

To the rear there is a split level garden, laid to lawn and paving with a detached, brick built garden store.

Tenure

Freehold

Property Details

Local Authority Darlington

Council Tax Band: A

Annual Price:£1,663

Conservation Area No

Flood Risk Very low

Floor Area 796 ft 2 / 74 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

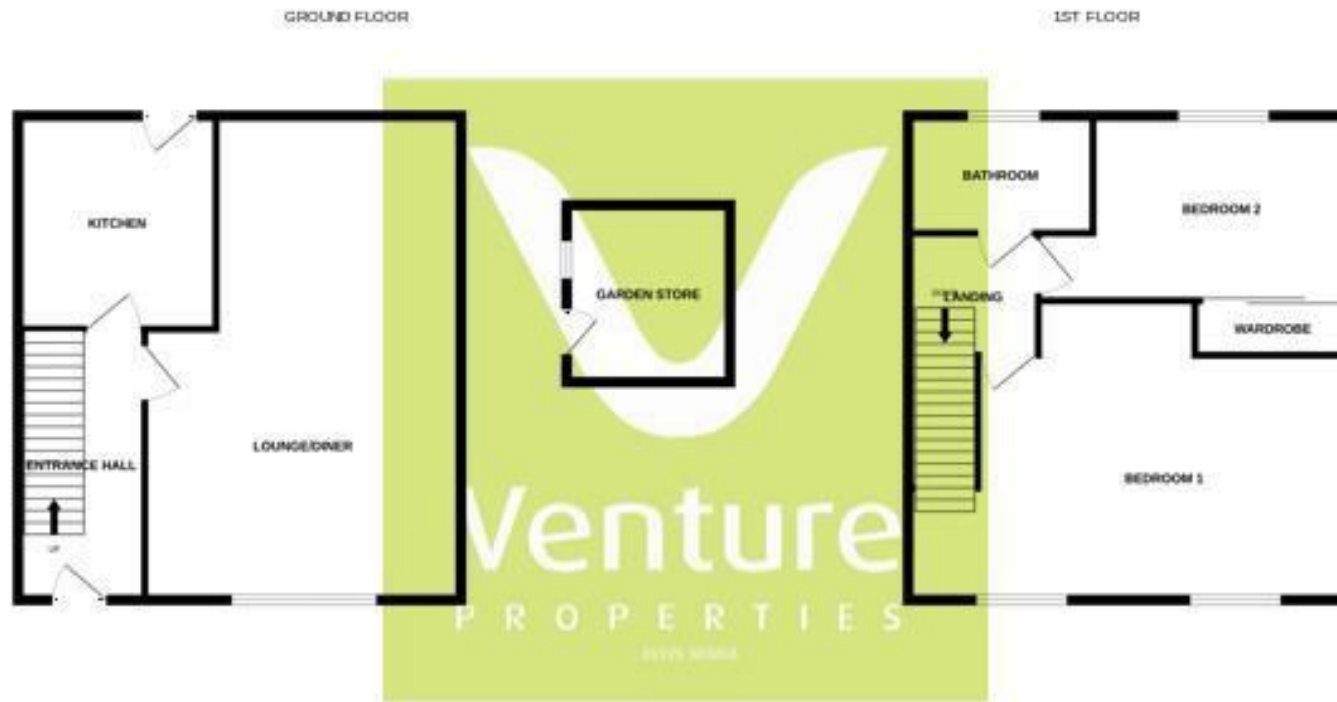
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Sky

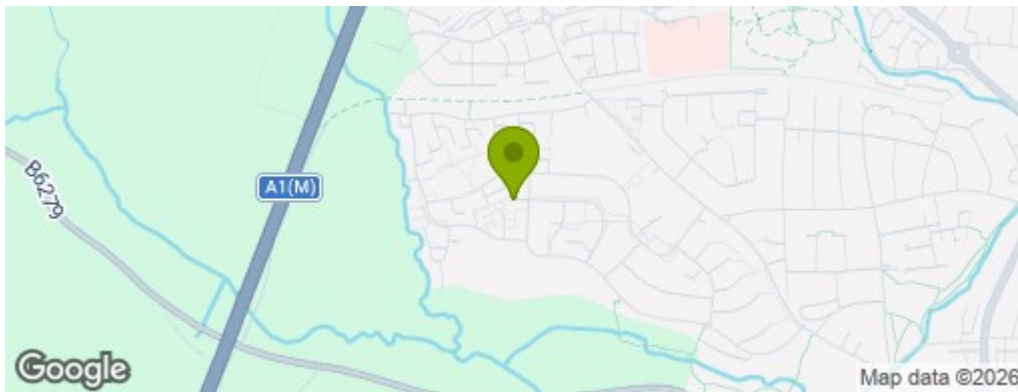
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Note

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.



While 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 availability or efficiency can be given.
Made with floorplan 0026



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