



37 PIERREMONT ROAD, DARLINGTON, DL3 6DQ

Offers In The Region Of £240,000

Situated in a particularly pleasant position towards the end of the row, enjoying an attractive outlook towards The Denes, this mature three bedroom semi-detached property represents an excellent opportunity for a purchaser looking for a home with genuine potential.



Available with NO ONWARD CHAIN, the property would benefit from a degree of modernisation and refurbishment, offering the incoming purchaser the opportunity to create a home to their own taste and specification. The generous accommodation, good-sized rooms and desirable position make this a property well worthy of closer inspection.

The property is situated within the popular Cockerton and Denes area of Darlington, a well-established residential location particularly well regarded for its convenient setting and excellent range of local amenities. Cockerton Village provides a traditional village atmosphere centred around the picturesque green, with a variety of independent shops, cafés, butchers, bakers, pharmacy, Post Office and other everyday facilities close at hand. The surrounding Denes are a notable feature of the area, providing attractive wooded and open green spaces around Cocker Beck, ideal for walking and enjoying the outdoors. The area also provides convenient access towards West Park, Mowden and Darlington town centre.

Internally, the accommodation comprises an entrance hall, with a lounge to the front and separate dining room to the rear. There is a separate kitchen, which has a door providing direct access into the enclosed rear garden. Externally, the property also benefits from a single garage, adding useful storage and parking provision.

To the first floor are three generous bedrooms, together with the bathroom/WC.

This is a property offering considerable scope and potential, combined with a desirable position overlooking The Denes and the considerable convenience of the Cockerton area. Early viewing is strongly recommended to appreciate both the accommodation and the opportunity on offer.

LOUNGE
13'9 x 12'11 (4.19m x 3.94m)

DINING ROOM
12'3 x 11'10 (3.73m x 3.61m)

KITCHEN
15'6 x 9'4 (4.72m x 2.84m)

BEDROOM ONE
13'2 x 13'00 (4.01m x 3.96m)

BEDROOM TWO
12'10 x 11'11 (3.91m x 3.63m)

BEDROOM THREE
12'03 x 9'01 (3.73m x 2.77m)

BATHROOM
6'8 x 7'05 (2.03m x 2.26m)



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have been noted and no guarantee as to their operation or efficiency can be given. Made with Hoxpox 10/2020

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

