



## Eggleston View

Darlington DL3 9RQ

£125,000

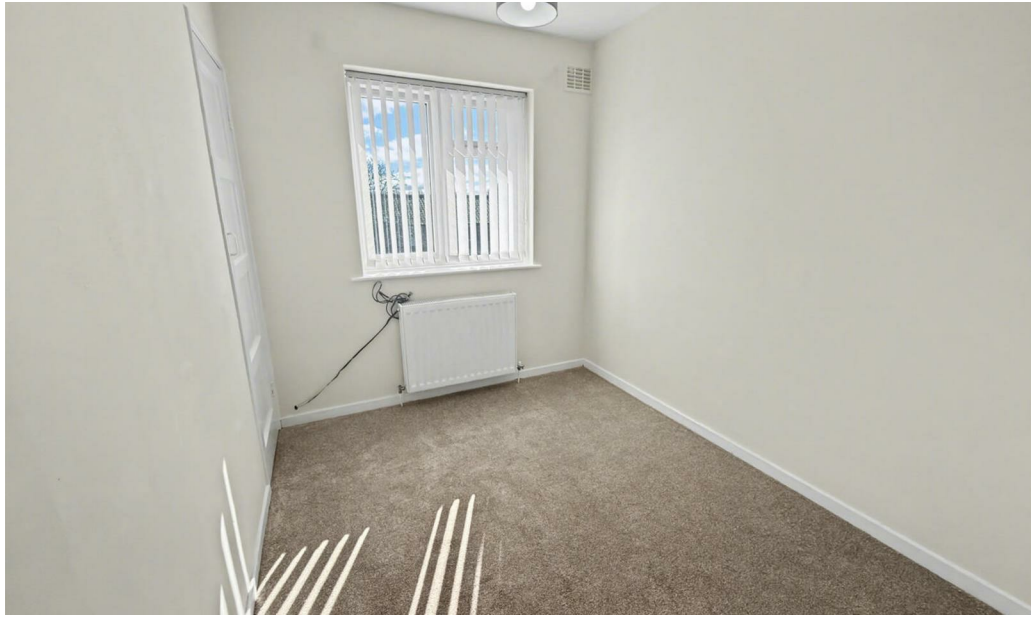




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# Eggleston View

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- Three Bedroom Mid Terraced Property
- Close to Local Amenities
- EPC Rating D

- Popular Cockerton Area of Darlington
- Schools Nearby
- Within Walking Distance to Cocker Beck Nature Reserve

- Gardens to Front and Rear
- Council Tax Band A
- No Chain

Welcome to this stunning, recently refurbished three-bedroom terraced house located on Eggleston View in Darlington. This delightful home is offered to the market with no onward chain, making it an ideal choice for those looking to move in without delay.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, offering ample space for families or those seeking a home office. The modern bathroom has been tastefully updated, ensuring comfort and convenience.

One of the standout features of this property is the charming gardens to both the front and rear, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. The house benefits from double glazing and gas central heating, ensuring a cosy environment throughout the year.

Situated close to Cockerton Village, residents will enjoy easy access to a range of local amenities, including shops, schools, and parks. This location combines the tranquillity of suburban living with the convenience of nearby facilities.

In summary, this beautifully presented home is perfect for anyone seeking a move-in ready property in a desirable area. With its modern finishes, outdoor space, and proximity to local amenities, this terraced house is not to be missed. We invite you to arrange a viewing and experience all that this wonderful home has to offer.

## Entrance Hall

With door into hallway and stairs to the first floor.

## Lounge

9'11 x 18'5 (3.02m x 5.61m)

Running front to rear with windows to front and rear elevation, wall mounted fire.

## Dining Kitchen

6'10 x 18'0 (2.08m x 5.49m)

The kitchen is a practical and well-proportioned room fitted with a range of wooden cabinets and contrasting dark work surfaces. It includes integrated

appliances such as a gas hob and oven with an extractor hood above. The flooring is a light patterned vinyl, complementing the bright walls and allowing plenty of space for meal preparation. A door leads directly to the garden, offering convenient access to the outdoors.

## First Floor

Landing area.

## Bedroom One

10 x 12'6 (3.05m x 3.81m)

Situated to the front.

## Bedroom Two

7'3 x 8'9 (2.21m x 2.67m)

Situated to the front.

## Bedroom Three

6'5 x 9'3 (1.96m x 2.82m)

Situated to the rear.

## Bathroom

6'10 x 5'7 (2.08m x 1.70m)

With a three piece suite comprising panelled bath, wash hand basin and low level WC.

## Externally

The rear garden is a generous, enclosed outdoor space mainly laid to lawn, bordered by wooden fencing for privacy. It provides a secure area suitable for relaxing, gardening, or outdoor activities, ideal for enjoying the sunshine or entertaining.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 796 ft<sup>2</sup> / 74 m<sup>2</sup>

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

70 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

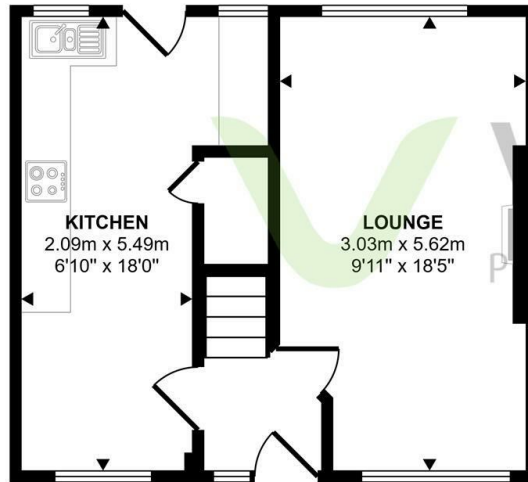
Sky

Virgin

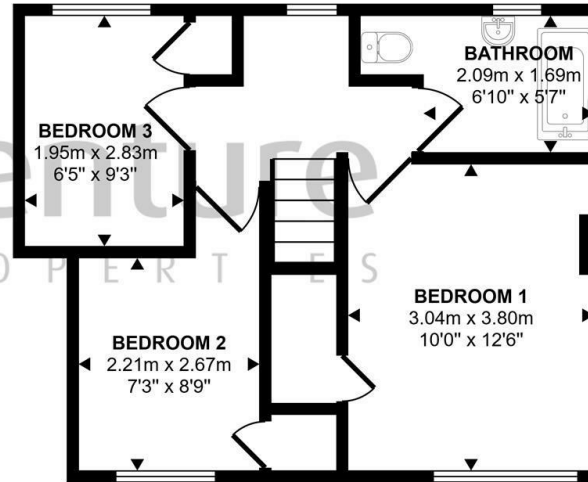
## Note

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  
72 sq m / 775 sq ft

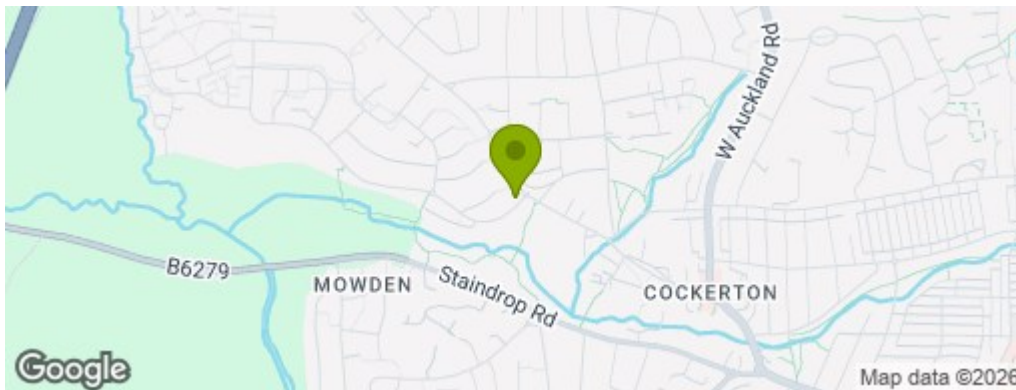


Ground Floor  
Approx 34 sq m / 371 sq ft



First Floor  
Approx 38 sq m / 404 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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