



**Orchard Road**

Darlington DL3 6HS

Offers In The Region Of £179,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Orchard Road

## Darlington DL3 6HS



- Three Bedroom Mid Terrace Property
- Enclosed Courtyard to Rear
- Travel & Transport Links Nearby

- Popular Cockerton Area of Darlington
- Ideal family Home
- Viewing Highly Recommended

- Very Well Presented Throughout
- Close to Shops, Schools and Memorial Hospital
- Council Tax Band B

Welcome to Orchard Road in Darlington, this beautifully presented traditional terraced house offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception rooms provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house boasts a modern stylish kitchen and first floor bathroom, ensuring comfort and convenience for all residents. Its thoughtful design and tasteful décor create a harmonious living environment that is ready for you to move into and make your own.

Situated in the desirable Cockerton area, this home benefits from its proximity to a variety of local amenities. You will find shops, schools, and Darlington Memorial Hospital just a short stroll away, making it an excellent choice for families and individuals alike. The community is vibrant and friendly, offering a perfect blend of convenience and tranquility.

This property is a must-see for anyone looking to settle in a well-connected and appealing neighbourhood. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

### Entrance Hall

Upvc door to front, staircase to first floor landing, laminate flooring and radiator.

### Reception Room One

14'05 x 11'05 (4.39m x 3.48m)

Upvc double glazed bay window to front, decorative coving to ceiling, fireplace with recess into chimney breast and surround. Double part glazed doors to dining room.

### Reception Room Two

12'11 x 11'10 (3.94m x 3.61m)

Upvc double glazed window to rear, inset real flame fire to chimney breast with dual recessed alcoves. Laminate flooring and radiator with ample space for a dining table and chairs.

### Kitchen

15'07 x 7'07 (4.75m x 2.31m)

Upvc double glazed window and door to side, fitted with a stylish range of grey gloss wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and contrasting splashback. Integrated oven and eye level microwave, fridge freezer and washing machine. Under stairs storage and concealed boiler, spotlights to ceiling and laminate flooring.

### First Floor Landing

Access to boarded loft with power and light, via drop down ladder.

### Bedroom One

15'02 x 12'02 (4.62m x 3.71m)

Two Upvc double glazed windows to front, coving to ceiling and radiator.

### Bedroom Two

13'01 x 9'02 (3.99m x 2.79m)

Upvc double glazed window to rear and radiator.

### Bedroom Three

7'07 x 7'00 (2.31m x 2.13m)

Upvc double glazed window to rear and radiator.

### Bathroom

Upvc double glazed obscure window, double walk in shower cubicle, bowl style wash hand basin with mixer tap in vanity and low level w.c. Heated towel rail, part tiled walls and tiled floor.

### Externally

To the front is a low maintenance, pebbled garden area with an open porch feature to the entrance door.

To the rear is an enclosed courtyard which is laid to artificial lawn.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 1,216 ft<sup>2</sup> / 113 m<sup>2</sup>

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

Q2

Broadband

Basic

16 Mbps

Superfast

34 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

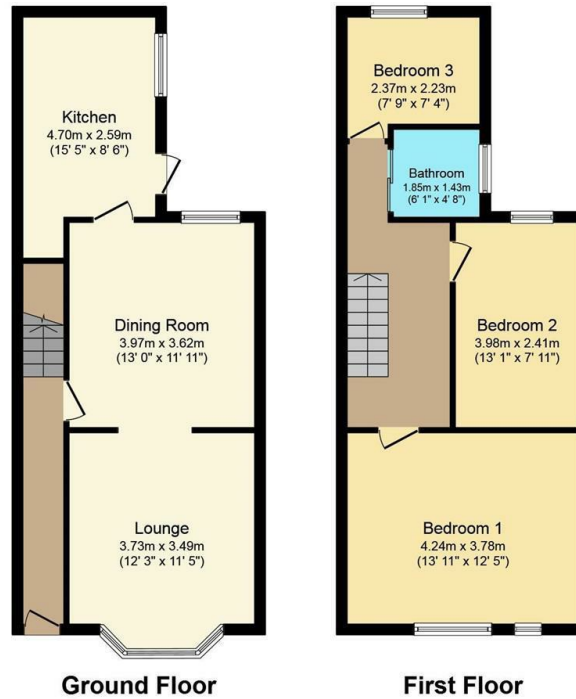
BT

Sky

Virgin

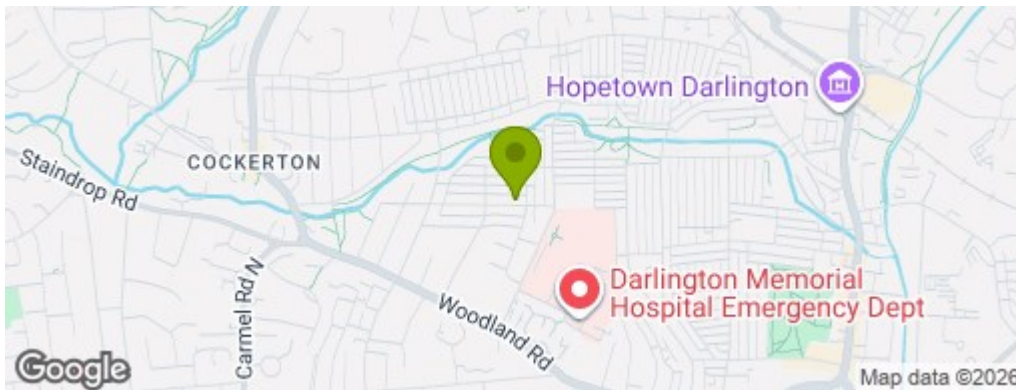
### Note

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.



Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)