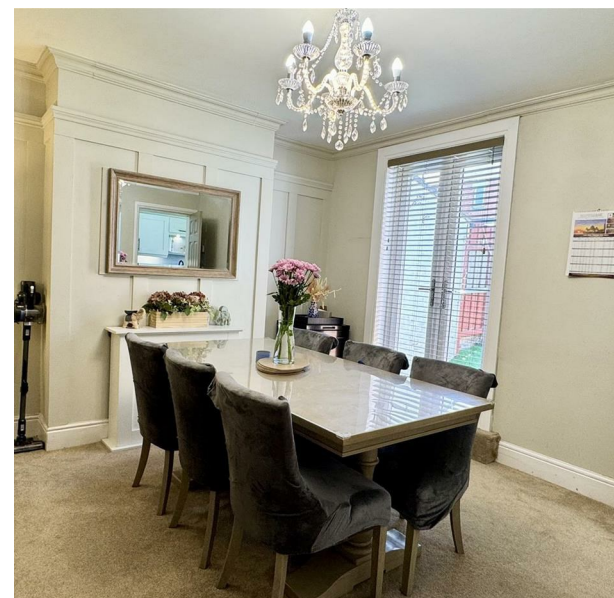
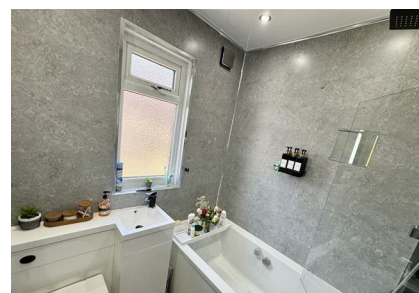


Pierremont Road, Darlington, DL3 6DN
Offers in the region of £155,000

estates⁴
'The Art of Property'



Pierremont Road, Darlington, DL3 6DN

Offers in the region of £155,000

Council Tax Band: B

Located on the sought-after Pierremont Road, this home presents a luxurious family home that has been significantly enhanced by the current owners, who have spared no expense in its improvement. The property boasts spacious accommodation that is both light and inviting, making it an ideal setting for family living.

Upon entering, the inviting hallway flows to, two generous reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen has been thoughtfully refurbished, offering a stylish and functional area for culinary pursuits. The home features three well-proportioned bedrooms, including two large doubles and a good-sized single, ensuring comfort for all family members.

The modern bathroom adds a touch of elegance, perfectly complementing the overall aesthetic of the home. One of the standout features of this property is the delightful rear garden, which enjoys a south-west aspect, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for enjoying peaceful moments or hosting gatherings with family and friends.

The location is particularly appealing, with lovely, tranquil walks through the Dene. This property is not just a house, it is a luxurious family home that offers both comfort and style in a desirable neighbourhood. It's location is particularly advantageous with both the town centre and Cockerton Village within easy rear, offering a host of shops and amenities.

There was uPVC double glazing plus composite front door, gas central heating via a Worcester Combi boiler, quality flooring and sumptuous interior design.

Ground Floor

Light and airy hallway giving a fabulous first impression. Two excellent size reception rooms ideal for entertaining, the lounge to the front with a bay window flooding the room with natural light, separate dining room with French door to the garden and access to a well appointed L-shaped kitchen.

First Floor

Landing with hatch & fitted ladder allowing access to the loft. Luxurious bathroom and three bedrooms, two doubles and a good size single.

Externally

Pleasant forecourt to the front and enclosed yard to rear, having that favourable South-west aspect, featuring artificially lawn and useful outside stores.

Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only.

Estates 'The Art of Property'

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Disclaimer:

These particulars have been prepared in good faith

by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Entrance Hallway

Lounge

12'8" x 12'0" (3.88 x 3.66)

Dining Room

12'8" x 12'0" (3.88 x 3.66)

Kitchen

11'6" x 12'4" (3.51 x 3.78)

First Floor Landing

Principal Bedroom

12'6" x 12'0" (3.83 x 3.66)

Second Bedroom

12'6" x 12'0" (3.83 x 3.66)

Third Bedroom

6'5" x 8'5" (1.96 x 2.58)

Bathroom

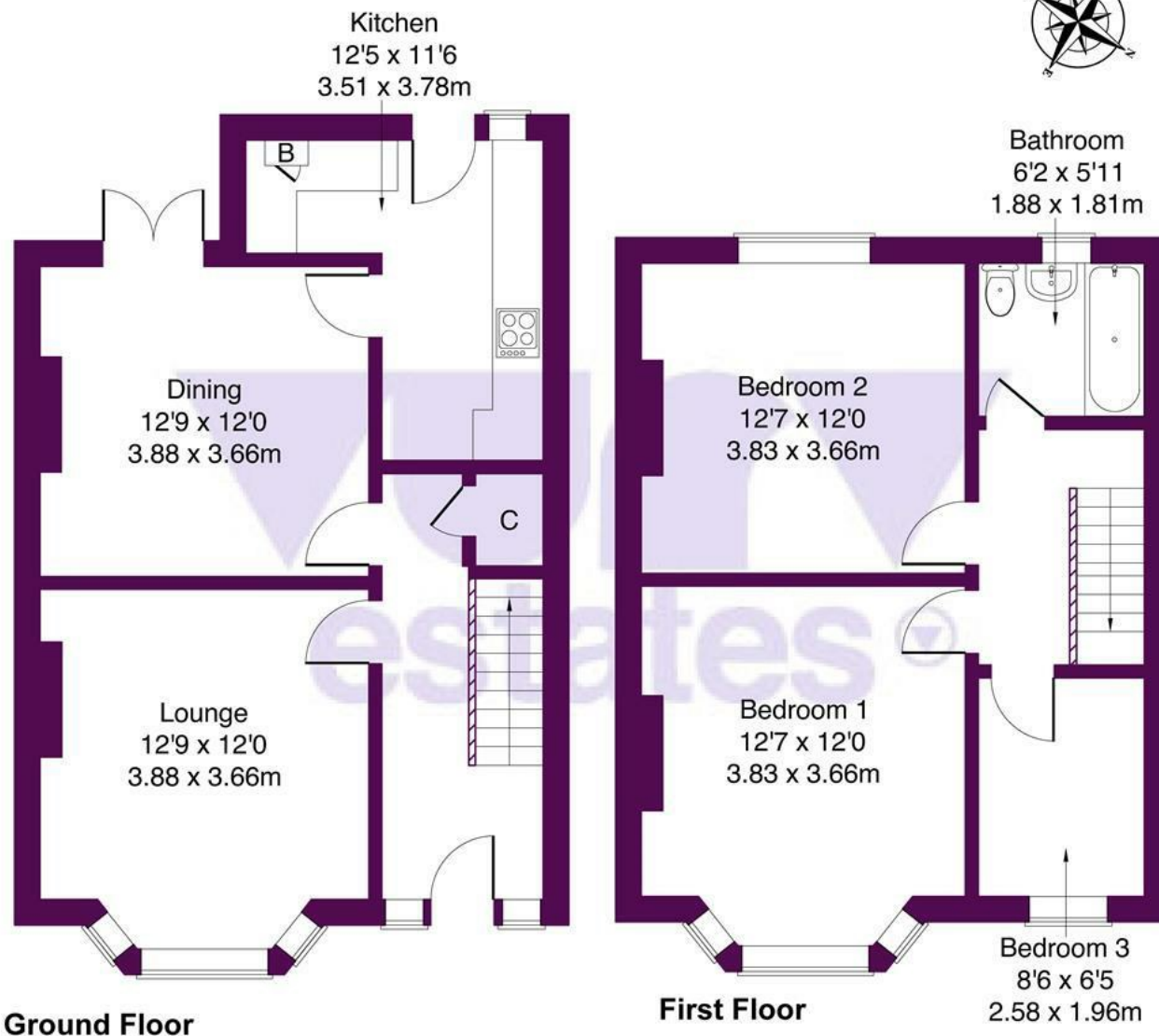
6'2" x 6'2" (1.88 x 1.88)

Rear Garden



69 Pierremont Road, Darlington, DL3 6DN

Approximate Gross Internal Area: (1037 sq ft - 96 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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'The Art of Property'

Business Centre 2 Union Square
Darlington
County Durham
DL1 2GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		70
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		