



Willow Road

Darlington DL3 6PZ

Offers Over £165,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Willow Road

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- Three Bedroom Mid Terrace
 - Council Tax Band B
 - Easy Access to Transport Links
- Popular Cockerton Location
 - EPC Rating D
 - Darlington Memorial Hospital Nearby
- Gardens to Front & Rear
 - Close to Cockerton Village

Nestled on the charming Willow Road in Darlington, this delightful period mid-terrace house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features two inviting reception rooms, including a cosy lounge and a spacious dining room, perfect for entertaining guests or enjoying family meals.

The modern kitchen is designed with functionality in mind, providing a stylish space for culinary creations. The property also boasts a forecourt at the front, adding to its curb appeal, while the enclosed court garden at the rear offers a private outdoor retreat, ideal for relaxation or gardening enthusiasts.

One of the standout features of this home is its picturesque view overlooking the pleasing denes, providing a serene backdrop to daily life. This property is not just a house; it is a place where memories can be made. With its combination of period charm and contemporary amenities, this terraced house on Willow Road is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

Entrance Hall
Upvc door to front and stairs to the first floor.

Lounge
11'1" x 12'9" (3.4 x 3.9)
Upvc double glazed bow window to front, with feature fireplace and open aspect into

Dining Room
12'9" x 11'5" (3.9 x 3.5)
Situated to the rear with feature fireplace and door leading into Kitchen.

Kitchen/Breakfast Room
5'2" x 15'1" (1.6 x 4.6)
Situating to the rear with a modern range of wall and floor units with contrasting worksurfaces, integrated oven, hob and overhead extractor, plumbing for an automatic washing machine, part tiled walls, double glazed window to rear elevation and rear back door.

First Floor Landing
With landing area.

Bedroom One
15'8" x 9'6" (4.8 x 2.9)
Situating to the front with double glazed bay window.

Bedroom Two
13'5" x 10'2" (4.1 x 3.11)
Situating to the rear with double glazed window and access into the en-suite

En-suite
3'7" x 5'2" (1.1 x 1.6)
Shower within cubicle, wash hand basin and low level W.C.

Bedroom Three
6'2" x 9'6" (1.9 x 2.9)
Situating to the front with double glazed window.

Bathroom
5'2" x 6'6" (1.6 x 2.0)
With a suite comprising panelled bath, pedestal wash hand basin and low level W.C.

Externally
To the front there is an enclosed garden area, mainly laid to pebbles. To the rear you will find a rear garden that is mainly laid to paving with storage shed and gated access to rear lane.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax: B
Conservation Area: No
Flood Risk: Very low

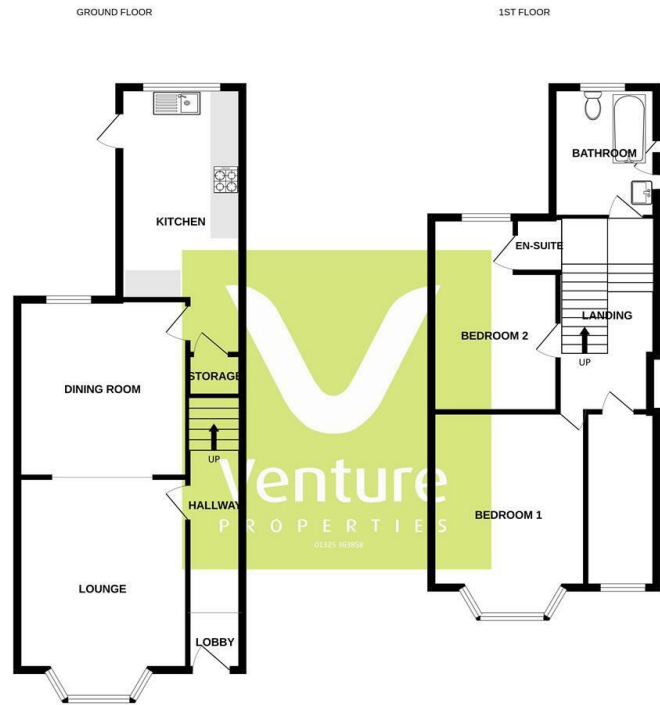
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

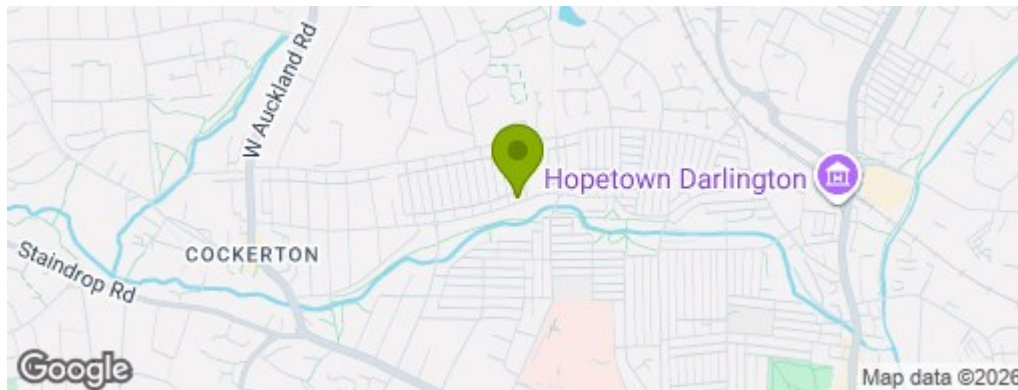
Basic
11 Mbps
Superfast
65 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky

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 herein, measurements of doors, windows, rooms 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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