



**ROOKERY COTTAGE 11 THE GREEN, HIGH CONISCLIFFE, DARLINGTON,
DL2 2LJ
£300,000**

Situated in this delightful village location, we are delighted to offer for sale this charming Two Bedroomed Double Fronted Period Cottage, which offers excellent well sized family accommodation and retains a great deal of original features and character, which can only truly be appreciated upon viewing.

The property, built in the 18'00s benefits from a large plot with front and rear gardens, a detached garage and driveway at the rear for off street parking, Internally the property comprises; entrance hallway with staircase to the first floor, as well as a hidden home office under the stairs, to the front there is a lounge/diner with double glazed sash windows overlooking the front, to the rear there is a kitchen/breakfast room with door leading into the garden.

To the first floor there are two extremely generous bedrooms, as well as a Bathroom/wc.



LOUNGE
20'10 x 11'05 (6.35m x 3.48m)

KITCHEN
17'9 x 8'01 (5.41m x 2.46m)

HOME OFFICE
6'6 x 5'7 (1.98m x 1.70m)

BEDROOM
15'08 x 14'03 (4.78m x 4.34m)

BEDROOM
15'10 x 11'11 (4.83m x 3.63m)

BATHROOM
9'1 x 7'7 (2.77m x 2.31m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	38	
(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		
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GROUND FLOOR

1ST FLOOR



Whilst 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 mis-statement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The vendor, agent and representative make no warranty and no guarantee as to their accuracy or efficiency can be given.
Please visit [Measurements](#)

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.

