



99 COBDEN STREET, DARLINGTON, DL1 4JD

Offers In The Region Of £130,000

This spacious three-bedroom end-terraced property is ideally positioned within the ever-popular Eastbourne area of Darlington, offered to the market with the added benefit of no onward chain and having been refurbished throughout to a high standard. A perfect opportunity for a range of buyers, the home is ready to move straight into.

The property is approached via a forecourt frontage, leading to the entrance door and into a welcoming lounge, complete with staircase access to the first floor. To the rear, a separate dining room provides an excellent space for entertaining and flows seamlessly into a re-fitted kitchen, which in turn leads to a stylish re-fitted bathroom/WC.

To the first floor, there are three generous bedrooms, all well-proportioned and offering comfortable accommodation.



LOUNGE
15'9 x 14'4 (4.80m x 4.37m)

DINING ROOM
14'4 x 12'6 (4.37m x 3.81m)

KITCHEN
15'3 x 5'10 (4.65m x 1.78m)

BATHROOM
6'10 x 6'3 (2.08m x 1.91m)

BEDROOM ONE
14'05 x 12'03 (4.39m x 3.73m)

BEDROOM TWO
12'02 x 6'09 (3.71m x 2.06m)

BEDROOM THREE
9'4 x 6'9 (2.84m x 2.06m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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