



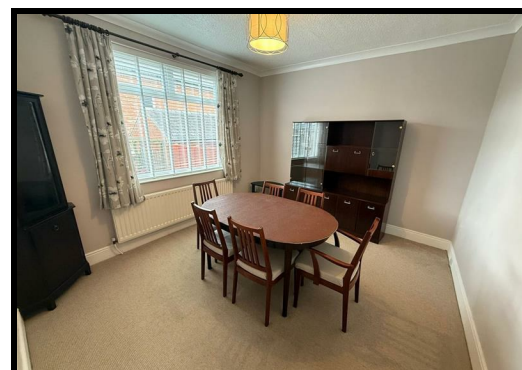
109 Willow Road, Darlington Offers Over £175,000

Situated on the charming Willow Road in Darlington, this delightful semi-detached house presents an excellent opportunity for those seeking a new home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. These spaces are filled with natural light, creating a warm and welcoming atmosphere. The layout is practical and functional, making it ideal for families or individuals looking for a comfortable living environment.

There are three well-proportioned bedrooms, providing ample space for rest and privacy. Each room offers the potential to be personalised to your taste, whether you envision a serene sanctuary or a vibrant children's room. The property also features a shower room that caters to your everyday needs.

Outside there is a pleasant garden area, which can be transformed into a lovely outdoor retreat. Whether you wish to cultivate a garden, create a play area, or simply enjoy some fresh air, the possibilities are endless.



109 Willow Road, Darlington

General Remarks

Offered For Sale with NO ONWARD CHAIN

An outstanding opportunity has arisen to acquire a three bedroom semi detached residence occupying a most pleasing position on Willow Road within the desirable Cockerton area of Darlington

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band B

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Willow Road is in the popular Cockerton area to the northwest of Darlington town centre, conveniently placed within walking distance of a range of amenities including shops, bars, restaurants and leisure facilities. Cockerton village and Darlington's Memorial Hospital are also within walking distance of this desirable residence. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

Entrance Hallway

The property is entered through a UPVC double glazed door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from vinyl flooring and an understairs cupboard providing useful storage.

Living Room

11'1" x 12'4"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and a stone effect fire place with a stone hearth.

Dining Room

12'5" x 11'5"

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Kitchen

6'10" x 6'11"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a

composite sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window, an integrated double electric oven, an integrated hob and an overhead extractor hood. A UPVC double glazed door leads out to the side elevation of the property.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

10'9" x 10'3"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Two

11'6" x 11'5"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bedroom Three

8'0" x 7'11"

A single bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window.

Shower Room

5'1" x 7'11"

The shower room has a tiled floor, partially tiled walls, a UPVC double glazed window overlooking the side of the property and is fitted with a modern suite comprising of a walk in shower cubicle with shower, a wash hand basin and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking and a low maintenance garden. To the rear of the property there is a part paved and part gravelled garden designed for low maintenance, The garden is complimented with a variety of mature plants and shrubs.. There is also a garage.

