



Located on Newton Lane, this semi-detached house presents an excellent opportunity for those seeking a competitively priced family home. Offered for sale with no onward chain, this property is ideally located within walking distance of the vibrant Cockerton village, making it a perfect choice for families and first time buyers alike.

Upon entering, there is a spacious hallway that leads to two generously sized reception rooms, providing ample space for both relaxation and entertaining. The kitchen, offers a functional area. On the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat, along with a shower room/WC.

Externally, the property boasts delightful gardens to the front and a large rear garden, which presents a wonderful opportunity for outdoor enjoyment. The expansive garden space also holds potential for extension, subject to the necessary planning permissions and consents, allowing you to tailor the home to your specific needs.

This property is a fantastic canvas for those looking to create their ideal living space in a sought-after location. With its combination of space, potential, and proximity to local amenities, this home is not to be missed.





- No onward chain
- Suited to a variety of buyers
- Three bedrooms
- Ideally suited to anyone wishing to extend subject to planning permissions.
- Popular Cockerton village location
- Two good sized reception rooms
- Large established rear garden
- Easy access to the A1M & Cockerton village which offers a host of amenities.

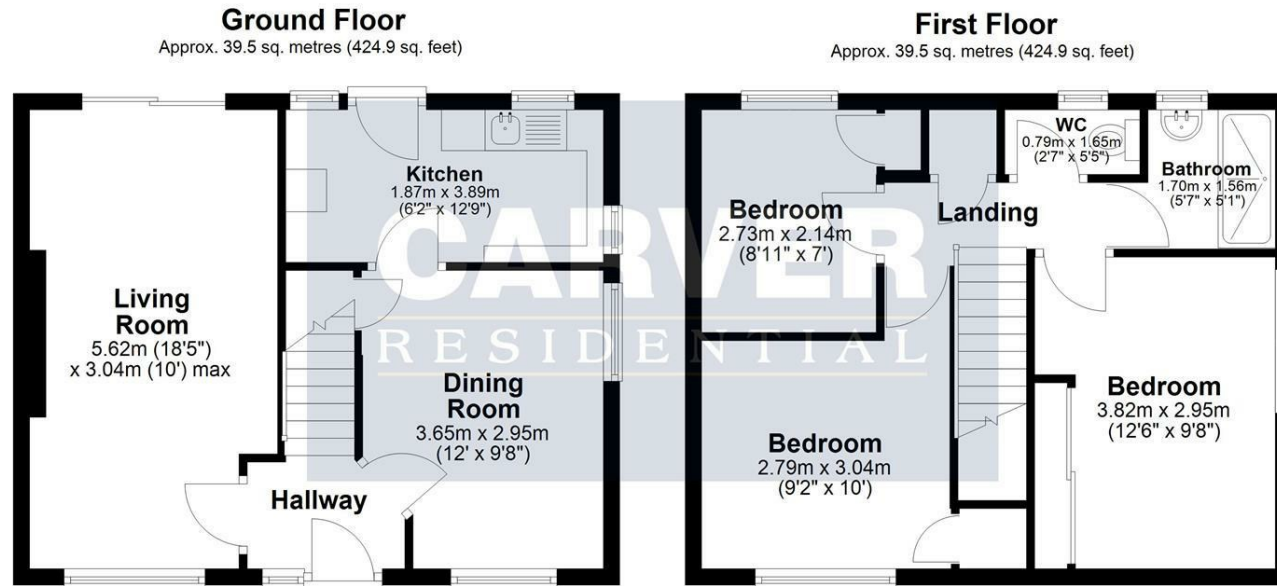
GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



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	

Total area: approx. 78.9 sq. metres (849.8 sq. feet)
83 Newton Lane, Darlington

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MAB 6202



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