



12 NICKSTREAM LANE, DARLINGTON, DL3 0DB

Offers In The Region Of £169,950

A fully refurbished three bedroom semi-detached property, occupying a pleasant corner plot in the popular Cockerton area of Darlington. Offering modern interiors, off-street parking and gardens to the side and rear, this property would make an ideal first-time purchase.



Externally, the property benefits from a driveway providing off-street parking, situated behind wrought iron gates. A side gate gives access to the side garden, which features a paved patio area, while the rear garden is also paved, providing further outdoor seating space. There is also an integral storage shed, accessed from the rear.

Internally, the accommodation begins with an entrance hallway leading to a front-facing lounge and a kitchen/diner to the rear. The kitchen is fitted with modern wall, floor and drawer units, contrasting work surfaces, plumbing for a washing machine, and an electric oven and hob.

The property benefits from full double glazing, a replacement boiler and radiators, together with a re-wire. To the first floor are three bedrooms, comprising two doubles and a large single bedroom to the front. The bathroom is fitted with a white suite, including a WC, hand basin and shower over the bath.

Location

Nickstream Lane is situated within the established residential area of Cockerton, with local shops and everyday amenities available within walking distance. Cockerton Village is also within easy reach, offering a range of independent shops, convenience stores and other local services. Nearby schools and bus services provide additional convenience, while Darlington town centre offers a wider choice of shopping, leisure and transport facilities. The area also benefits from road connections towards the A68 and A1(M), making it a practical location for commuters.

Offered at an attractive price, this refurbished home provides a great opportunity for first-time buyers looking for a property with modern improvements and convenient access to local amenities. Viewing is recommended.

LOUNGE
15'09 x 13'08 (4.80m x 4.17m)

KITCHEN
14'03 x 9'2 (4.34m x 2.79m)

STORAGE
8'9 x 5'00 (2.67m x 1.52m)

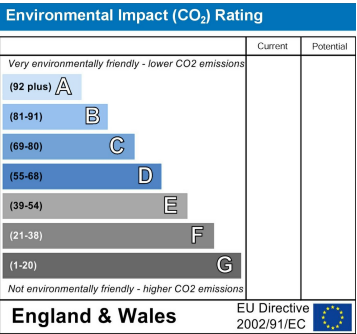
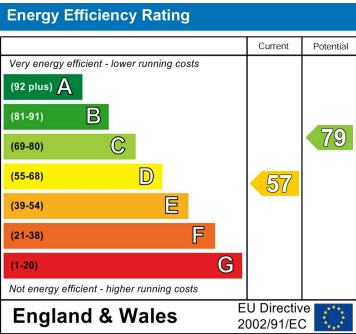
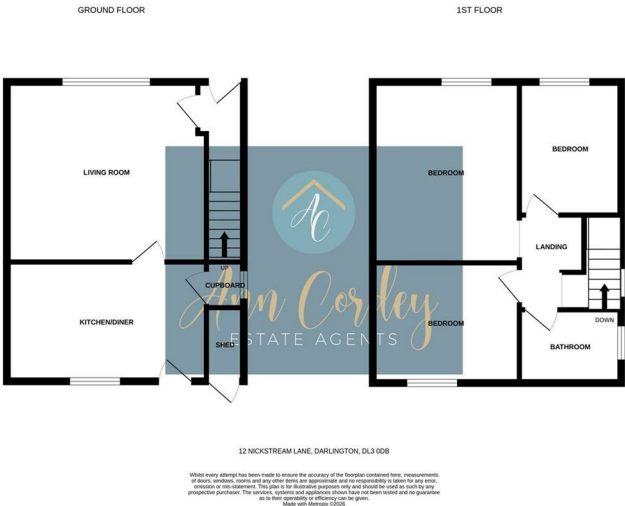
BATHROOM
7'4 x 5'08 (2.24m x 1.73m)

BEDROOM ONE
13'8 x 11'05 (4.17m x 3.48m)

BEDROOM TWO
11'06 x 9'2 (3.51m x 2.79m)

BEDROOM THREE
10'04 x 7'09 (3.15m x 2.36m)

BATHROOM
7'4 x 5'08 (2.24m x 1.73m)



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.

