



Pierremont Road

Darlington DL3 6DN

£185,000

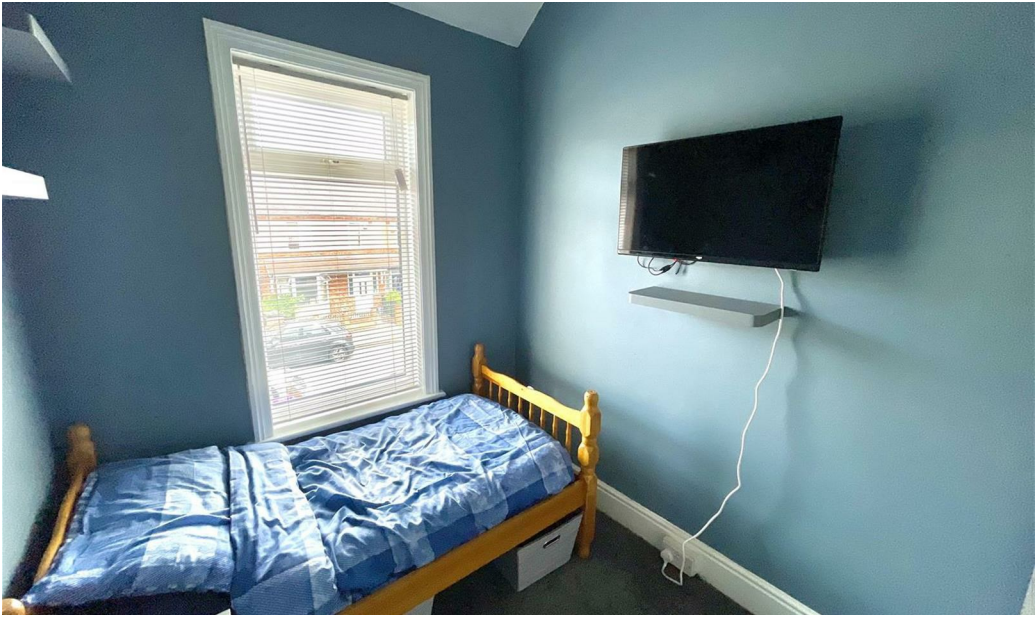




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- Three Bedroom Terraced Property
 - Garden to Rear
 - EPC Rating
- Popular Cockerton Location
 - Cockerton Village Nearby
 - Ideal Family Home
- Close to Darlington Memorial Hospital
 - Council Tax Band B
 - Attic Room

In the desirable Cockerton area of Darlington, this versatile three-bedroom terraced house on Pierremont Road presents an excellent opportunity for both families and investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The generous kitchen diner area is a standout feature, perfect for family meals and social gatherings. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own space. Additionally, the house includes two bathrooms, ensuring convenience for busy households.

An attic room adds further versatility to the property, offering potential for a home office, playroom, or additional storage. The rear garden is a delightful outdoor space, ideal for enjoying the fresh air or hosting summer barbecues.

This terraced house is competitively priced to sell, making it an attractive option for those looking to settle in a vibrant community. With its combination of space, location, and potential, this property is not to be missed.

Entrance Hall
Door to front, staircase to first floor landing with storage under.

Reception Room One
12'5 x 12' (3.78m x 3.66m)
Upvc double glazed bay window to front, decorative deep coving to ceiling and feature fireplace with marble back and hearth. Radiator.

Reception Room Two
12'5 x 11'11 (3.78m x 3.63m)
Feature chimney breast wall with log burner into recess. Open aspect to kitchen / diner and radiator.

Kitchen / Diner
18'2 x 18'5 (5.54m x 5.61m)
An L shaped room with fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring gas hob with extractor over and oven. Space for a fridge freezer and washing machine. Velux roof window and sliding doors to the rear garden, spotlights to ceiling and radiator with plenty of space for a dining table and chairs. Access to the shower room.

Ground Floor Shower Room
Upvc double glazed window to side, shower cubicle, wash hand basin, low level w/c and heated towel rail.

First Floor Landing
Stairs to second floor and separate w/c.

Bedroom One
12'4 x 8'8 (3.76m x 2.64m)
Upvc double glazed bay window to front, fitted wardrobes and radiator.

Bedroom Two
12' x 10'3 (3.66m x 3.12m)
Upvc double glazed window to rear and radiator.

Bedroom Three
8'4 x 6'3 (2.54m x 1.91m)
Upvc double glazed window to front and radiator.

Bathroom
Two Upvc double glazed obscure windows to rear, panelled bath with shower over, wash hand basin, w/c, fully tiled walls and radiator.

Second Floor
Attic Room
17'6 x 14'11 (5.33m x 4.55m)
Velux window to rear and radiator.

Externally
To the front there is a gated forecourt, laid to pebbles.
To the rear there is a split level outdoor space with patio area, gated access to rear lane and a shed.

Tenure
Freehold

Property Details
Local Authority: Darlington

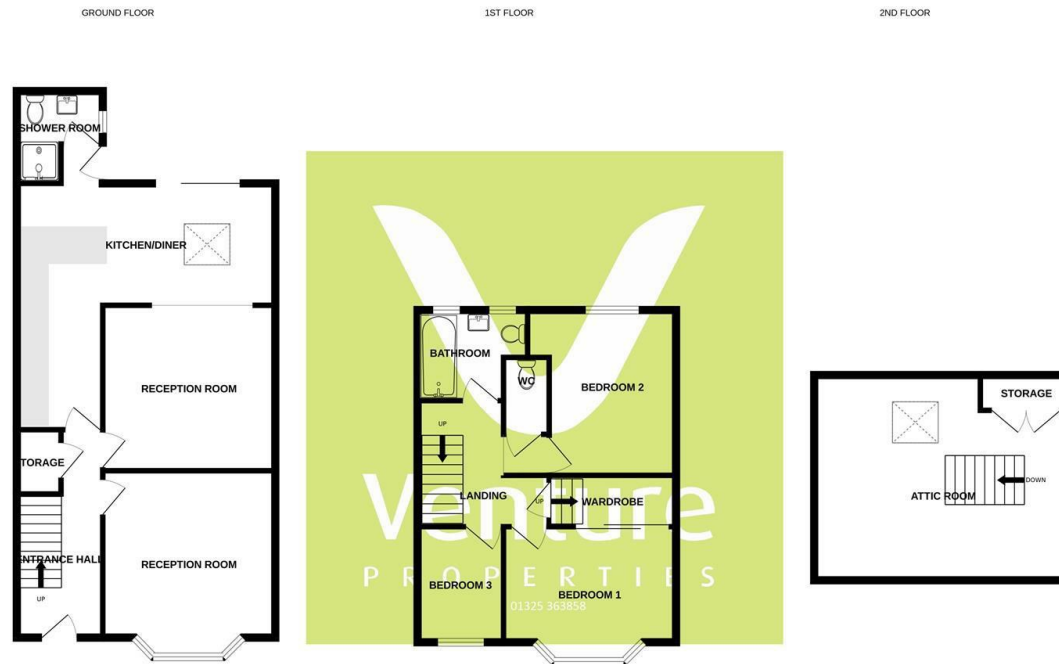
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

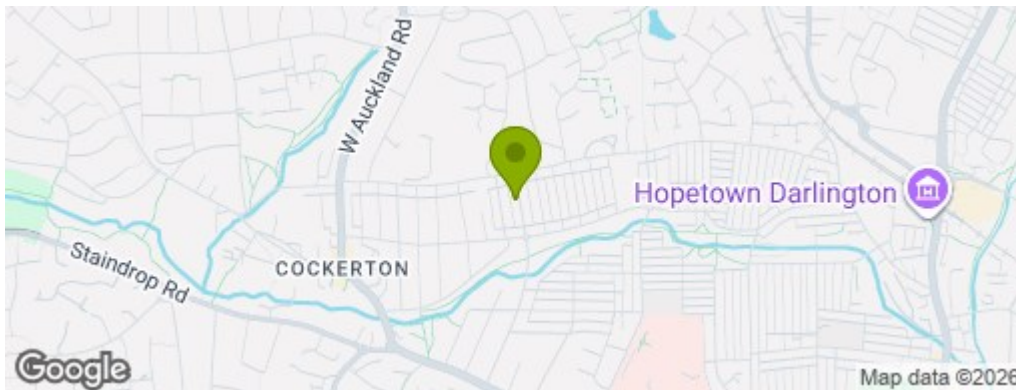
Basic
7 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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