



**Deneside Road**

Darlington DL3 9JA

**Offers Over £205,000**





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# Deneside Road

Darlington DL3 9JA



- Three Bedroom Semi Detached
- Council Tax Band B

- Popular Cockerton Location
- Epc Rating tbc

- Gardens to Front and Rear

In the desirable Cockerton area of Darlington, this semi-detached house on Deneside Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The front and rear gardens are a delightful feature, providing outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

This property is situated close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. With its appealing layout and prime location, this three-bedroom semi-detached house is a wonderful opportunity for anyone looking to make a home in Darlington.

Don't miss the chance to view this lovely property and envision your future here.

## Entrance Hallway

Wood door and window to front, laminate flooring.

## Lounge

14'1 x 13'7 (4.29m x 4.14m)

Upvc double glazed bay window to front, deep coving to ceiling and radiator. Stripped flooring.

## Dining Room

11'6 x 12'7 (3.51m x 3.84m)

Coving to ceiling, gas fire into chimney recess, stripped flooring and radiator.

## Ground Floor Cloaks

Low level w.c and wash hand basin.

## Kitchen

12'7 x 9'6 (3.84m x 2.90m)

Upvc double glazed window and door to side, medium oak wall, base and drawer units with contrasting work surfaces, stainless steel sink with mixer tap. There is space for a cooker, fridge freezer and washing machine. Part tiled walls and flooring with concealed Boiler.

## First Floor Landing

Upvc double glazed window to side, access to attic via drop down ladder which is fully boarded and has two Velux windows, along with power and light.

## Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with sliding doors and radiator.

## Bedroom Two

11'6 x 10'3 (3.51m x 3.12m)

Upvc double glazed window to rear, coving to ceiling, two double fitted cupboards and radiator.

## Bedroom Three

8'2 x 8'1 (2.49m x 2.46m)

Upvc double glazed window to front, coving to ceiling and radiator.

## Bathroom

Upvc double glazed windows to side and rear, bath with shower over and screen, low level w.c, wash hand basin, heated towel rail and fully tiled walls and floor.

## Externally

To the front is an enclosed garden with side access to rear.

To the rear is laid to artificial lawn with both decking and patio areas. There is also an outdoor bar and water supply.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area ft 2 / 0 m<sup>2</sup>

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

36 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virg

## Note

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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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## Property Information

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