



**Garthlands Road**

Darlington DL3 9JN

**Offers Over £186,000**







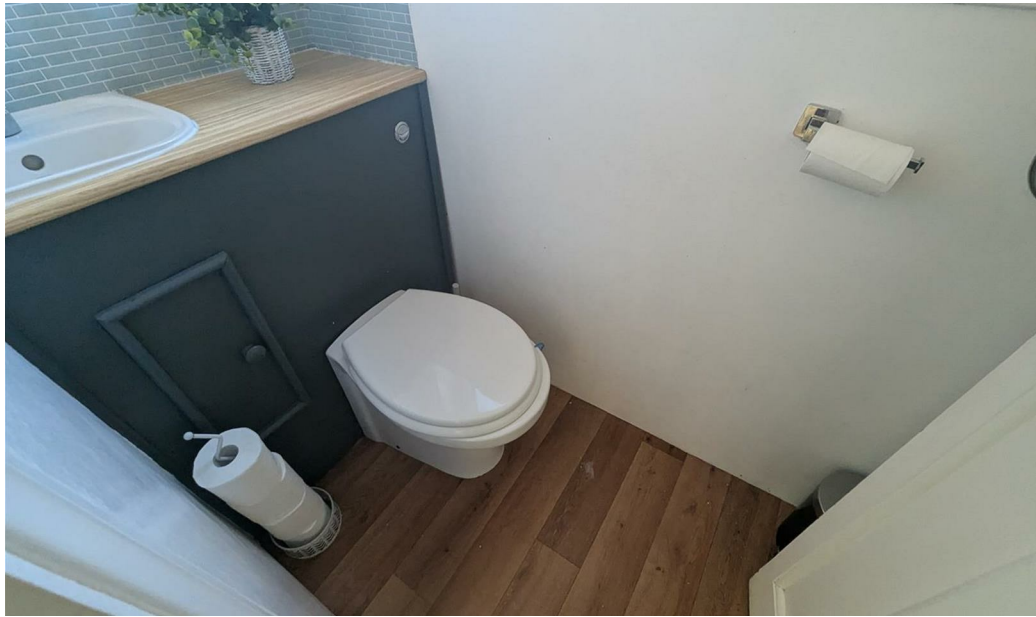
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# Garthlands Road

Darlington DL3 9JN



- Three Bedroom Property
- Close to Amenities
- Ideal Family Home

- Cockerton Location
- Epc Rating D

- Off Street Parking and Detached Garage
- Council Tax Band B

Welcome to Garthlands Road, Darlington - A well presented three-bedroom semi-detached house located in the sought-after Cockerton area. This property boasts a spacious reception room, ideal for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone.

One of the highlights of this property is the convenient parking available on the driveway and a separate detached garage.

Situated in the heart of Cockerton, you'll find yourself close to a variety of amenities, making daily errands a breeze. Whether you're looking to grab a quick bite to eat, do some shopping, or simply enjoy a leisurely stroll in the neighbourhood, everything you need is just a stone's throw away.

Don't miss out on this fantastic opportunity to own a lovely home in a prime location.

Book a viewing today.

## Entrance Hall

Upvc door to side, staircase to first floor landing with storage under and laminate flooring.

## Lounge

16'10 x 12'4 (5.13m x 3.76m)

Upvc double glazed bay window to front, coving to ceiling, two radiators and cast iron fireplace.

## Kitchen/Diner

13'8 x 9'5 (4.17m x 2.87m)

Upvc double glazed window and door to rear, fitted with sage and cream wall, base and drawer units with contrasting worktops, one and a half porcelain sink with mixer tap and a five ring Range cooker with extractor over. There is space for a washing machine, new york style tiled walls, spotlights to ceiling, concealed boiler and laminate flooring.

## First Floor Landing

## Bedroom One

13'6 x 10'7 (4.11m x 3.23m)

Upvc double glazed window to front, fitted wardrobes and radiator.

## Bedroom Two

10'6 x 8'5 (3.20m x 2.57m)

Upvc double glazed window to rear and radiator.

## Bedroom Three

7'6 x 5'11 (2.29m x 1.80m)

Upvc double glazed window to front and radiator.

## Bathroom

Upvc double glazed obscure window to rear, fitted with panelled bath with shower over and screen, wash hand basin in vanity.

## W.C

With obscure window to side and low level w.c.

## Externally

To the front there is a drive providing off street parking and a detached garage which is accessed via an up and over door. The garage has power and light. There is also gated access to rear garden.

To the rear is mainly laid to lawn with seperate patio area and summer house.

## Council Tax

Band B

## Tenure

Freehold

## 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

936 ft 2 / 87 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

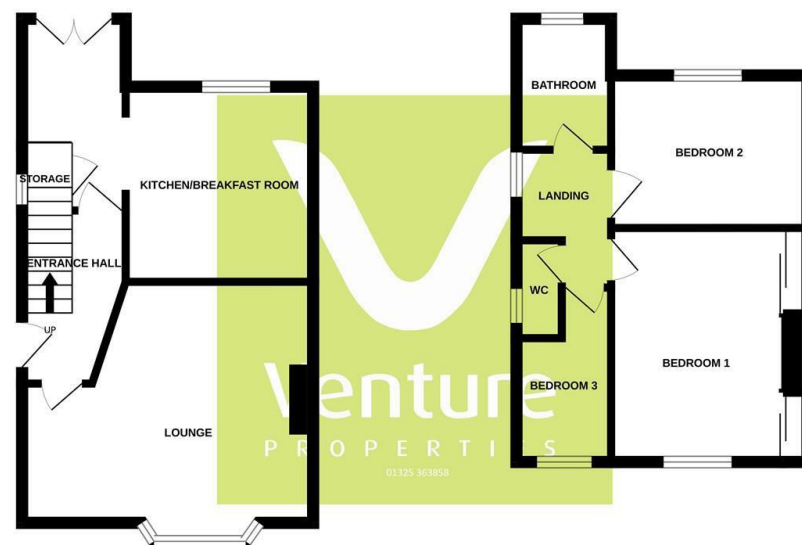
BT

Sky

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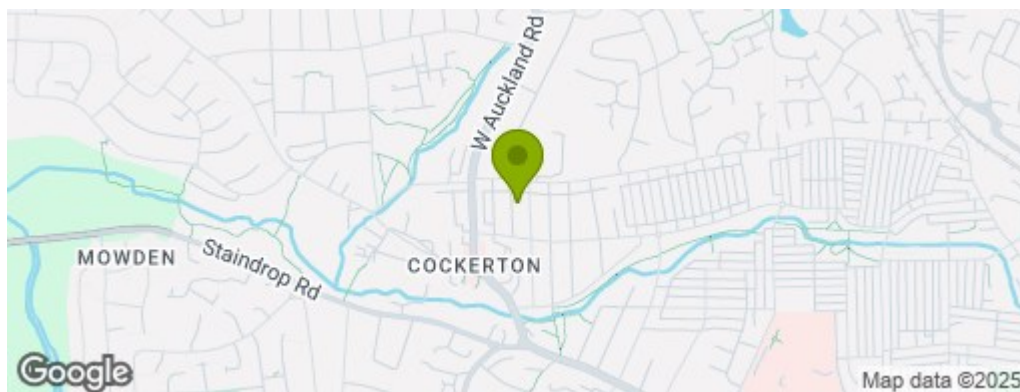
GROUND FLOOR

1ST FLOOR



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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