Waltham Close

Darlington DL3 9RW

Offers Over £110,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 3 x 1 x 1

- Three Bedroom Semi-Detached
- Quiet Cul-De-Sac
- Popular Cockerton Location
- Council tax Band A
- Close to Amenities
- EPC Rating C

Situated in a quiet cul-de-sac, Waltham Close in the desirable area of Cockerton, is a charming semi-detached house that presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its delightful gardens, which grace both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a serene area to unwind and enjoy the fresh air.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. This semi-detached home in Waltham Close is not just a property; it is a place where memories can be made in a peaceful and friendly neighbourhood. Whether you are looking to settle down or invest, this home is certainly worth considering.

Entrance Hall
Upvc door to front, staircase to first floor landing and radiator.

Lounge
18'4 x 9'10 (5.59m x 3.00m)
Two Upvc double glazed windows to front and rear and radiator.

Dining Room
11'10 x 9'3 (3.61m x 2.82m)
Two Upvc double glazed windows to front and side and radiator.

Kitchen
12'7 x 6'1 (3.84m x 1.85m)
Two Upvc double glazed windows to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap. Newly purchased washing machine and Space for a cooker. Door to rear.

First Floor Landing
Storage cupboard.

Bedroom One
12'7 x 9'4 (3.84m x 2.84m)
Upvc double glazed window to side, storage cupboard and radiator.

Bedroom Two
10 x 9'1 (3.05m x 2.77m)
Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Three
9 x 7 (2.74m x 2.13m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, bath with shower over, wash hand basin.

Separate W/C
Upvc double glazed window to rear and ow level w.c.

Externally
To the front there is an enclosed garden with gated access to the rear.
To the rear an enclosed garden with paving and pebbles.

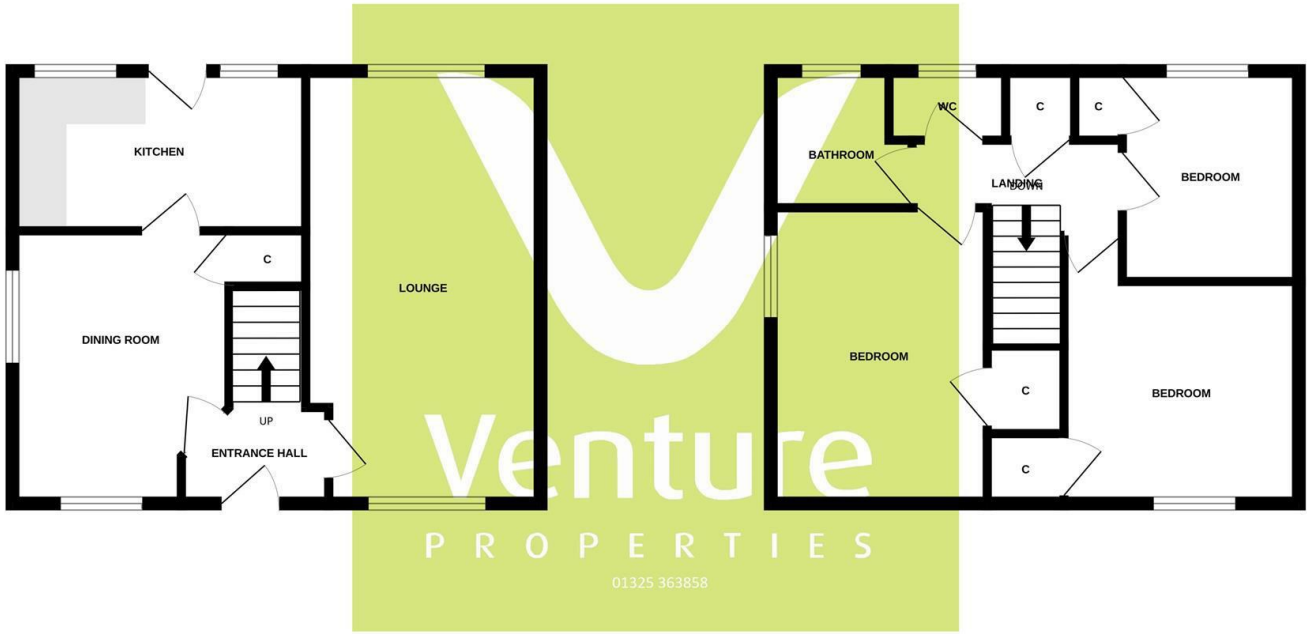
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 850 ft 2 / 79 m 2
Plot size 0.04 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
11 Mbps
Superfast
60 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.

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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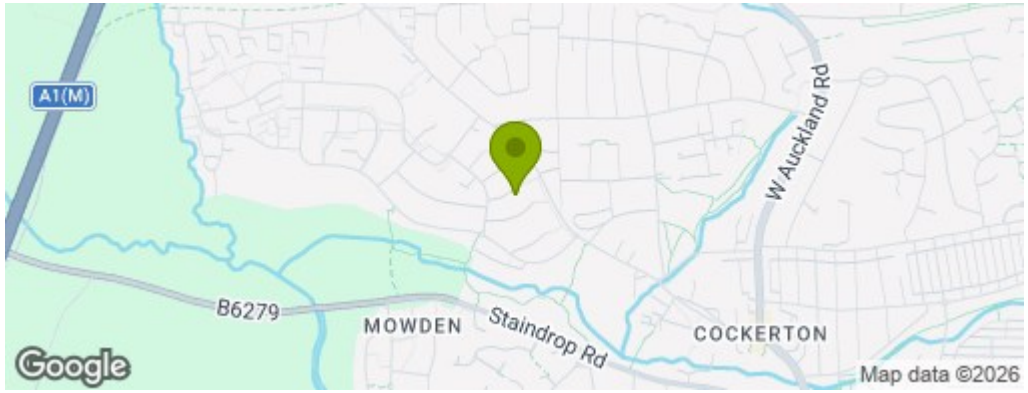

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