Mary Court

Darlington DL3 9EY

Offers Over £90,000

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.

Mary Court

Darlington DL3 9EY

x 2 x 1 x 1

- Semi Detached
- Upvc Double Glazing
- Sold With Sitting Tenant
- Two Bedrooms
- Gardens To the Front & Rear
- Council Tax Band A
- Lounge & Kitchen
- Cockerton Location
- EPC Rating D

*** Attention Investors *** Property to be sold with a long term sitting tenant paying £500pcm.
A two bedroom semi detached property located on the outskirts of the popular Cockerton village close to local amenities and schools.
in brief the property comprises; entrance hall, lounge, kitchen/dining room. To the first floor there is a family bathroom and two bedrooms. Gardens to the front and rear. The property is to be sold with a sitting tenant.

Viewing Highly Recommended.

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

Lounge
14'7 x 14'3 (4.45m x 4.34m)
Upvc window to the front, electric fire and radiator.

Kitchen
14'3 x 8'7 (4.34m x 2.62m)
Two Upvc double glazed windows to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for washer, space for fridge, 4 ring gas hob, oven, stainless steel sink unit, space for dishwasher.

First Floor
Landing. With upvc window to the side.

Bedroom 1
13' x 11'7 (3.96m x 3.53m)
Upvc double glazed window to the front, radiator, laminate flooring, storage cupboard, shower cubicle and upvc window to the side.

Bedroom 2
11'2 x 8' (3.40m x 2.44m)
Upvc double glazed window to the rear and radiator.

Bathroom
Upvc window to the side, fitted with a suite comprising bath, low level wc and wash hand basin.

Externally
To the front of the property is a garden laid to lawn and a large rear garden.

Property Information
Local Authority
Darlington
Council Tax
Band:
A
Annual Price:
£1,506
Conservation Area
No
Flood Risk
No Risk
Floor Area
785 ft 2 / 73 m 2
Plot size
0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps
Superfast
184 Mbps
Ultrafast
9000 Mbps
Satellite / Fibre TV Availability

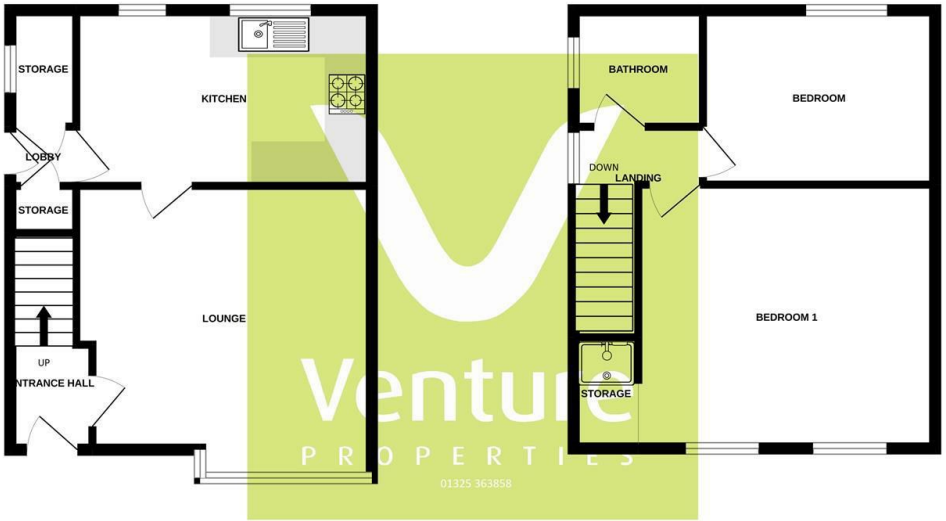
BT
Sky

Tenure
The property is 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

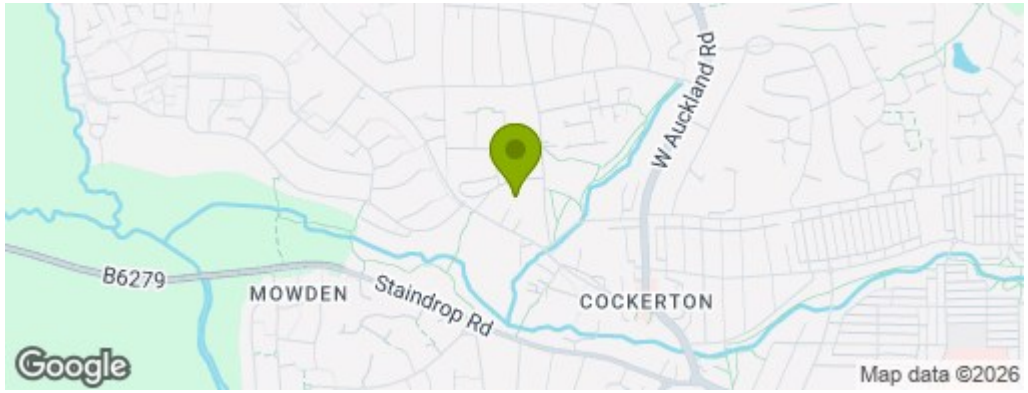
GROUND FLOOR

1ST FLOOR



9 MARYCOURT

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.
Made with Metropix ©2022



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@ventureproperties uk.com