



Marwood Crescent

Darlington DL3 0JU

£155,000

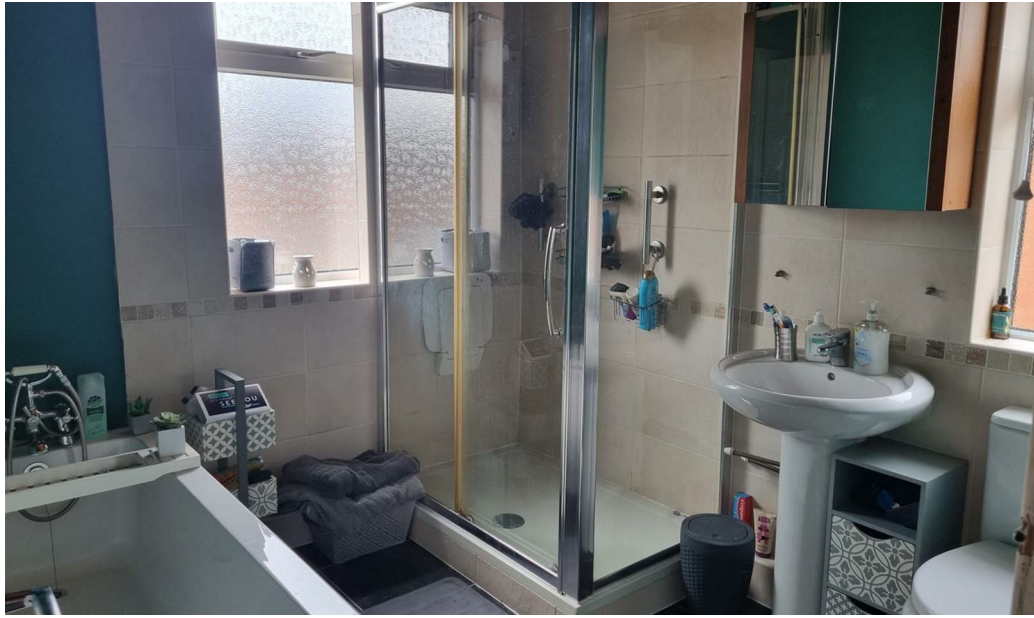




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- Two Bedroom Semi-Detached Property
- Off Street Parking
- Council Tax Band B

- Popular Cockerton Location
- Close to Cockerton Village, Shops and Schools
- EPC Rating D

- Modern Fixtures and Fittings
- Easy Access to Travel and Transport Links
- Viewing Highly Recommended

On behalf of Taylor Wimpey under their Part-Exchange Scheme, we welcome to the market this delightful two-bedroom semi-detached property on Marwood Crescent, Cockerton. Presenting an excellent opportunity for many buyers or investors alike. Priced to sell, this property offers a fantastic blend of comfort and convenience.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. With a modern, bright and airy, open aspect kitchen and dining room, two well-proportioned bedrooms and a well-equipped bathroom, ideally positioned for your daily needs.

Boasting many standout features, including off-street parking to the front and a large enclosed garden to the rear, this property is sure to please and tick all the right boxes. With the location being particularly appealing, situated close to a variety of shops, schools and the ever popular Cockerton Village, makes this delightful property an ideal choice for families and professionals alike.

This semi-detached house not only offers a comfortable living space but also the potential for future growth in value, given its prime location. With its attractive price point and desirable features, this property will attract considerable interest. Do not miss the chance to make this lovely house your new home, contact our office to arrange a viewing.

**The sale of this property relates to a New Build property and therefore occupation dates will be dependant upon Taylor Wimpey build dates.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

111 x 111 (33.83m x 33.83m)

Upvc double glazed bow window to front and radiator.

Kitchen/Dining Room

176 x 12'6 (5.33m x 3.81m)

Upvc double glazed window and French doors to rear, fitted with wall, base and

drawer units, contrasting worktops with breakfast bar providing casual seating. Integrated sink with mixer tap, electric hob with splashback and eye level integrated oven and microwave. Integrated fridge freezer, dishwasher and spotlights to ceiling. Open aspect to Dining Room area which has plenty of space for a table and chairs. Two radiators.

First Floor Landing

Bedroom One

12'2 x 10'0 (3.71m x 3.05m)

Upvc double glazed window to front and radiator.

Bedroom Two

12'1 x 9'9 (3.68m x 2.97m)

Upvc double glazed window to rear and radiator.

Bathroom

Two Upvc double glazed obscure windows to side and rear, bath with mixer tap and spray. Shower cubicle, wash hand basin and w.c. part tiled walls.

Externally

To the front there is of street parking and gated access to the rear.

To the rear the enclosed garden is mainly laid to lawn with patio area and storage shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £

Conservation Area No

Flood Risk Very low

Floor Area 893 ft 2 / 83 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

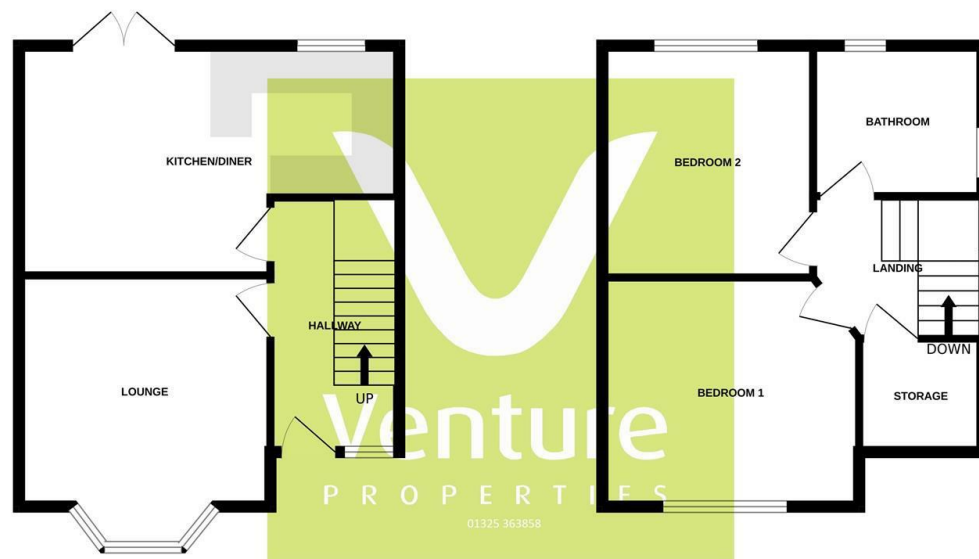
Virgin

Note

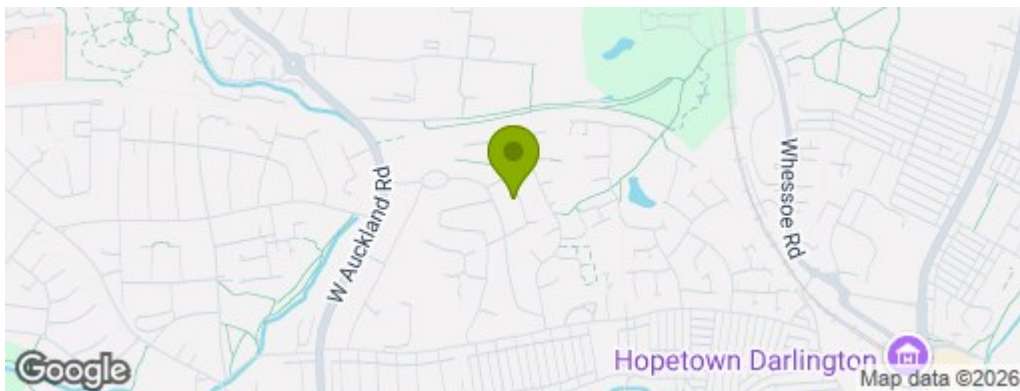
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GROUND FLOOR

FIRST 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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