



Cockerton Green, Darlington  
Darlington



£950 pcm | Bond £1000



## Cockerton Green

Darlington,

Rent PCM £950 | Bond £1000

This well-presented three-bedroom mid-terraced house offers comfortable and practical living, ideal for families and professionals alike. The property features two spacious reception rooms with large windows, allowing plenty of natural light and creating bright, welcoming living spaces.

The kitchen is functional and well-equipped, offering ample storage with modern units. The property also benefits from a convenient ground floor WC and a useful storage room. Upstairs, the bedrooms are well-proportioned and versatile, suitable for family living, guest accommodation, or home working. The bathroom includes a full-sized bath with shower, pedestal sink, modern tiling, and good natural light.

Externally, the property benefits from a well-maintained rear garden with lawn and patio areas, providing useful outdoor space for relaxing or entertaining. Additional features include off-road parking and a garage for storage or parking.

Offering a good balance of indoor and outdoor space in a pleasant setting, this property is well suited to tenants seeking comfortable and flexible accommodation.

Tenant Income Requirement : £28,500 | Guarantor Income Requirement: £34,200 | Holding Fee Applies : £219.23

Council Tax band: C

Tenure: Freehold

- Substantial 3 Bedroom Property To Let
- Modern kitchen units



**Lounge**

15' 1" x 13' 7" (4.59m x 4.15m)

**Lounge/Dining Area**

18' 6" x 11' 10" (5.65m x 3.60m)

**Kitchen**

10' 11" x 8' 0" (3.34m x 2.44m)

**WC**

5' 5" x 3' 4" (1.64m x 1.02m)

**Storage**

11' 11" x 11' 0" (3.62m x 3.35m)

**Hallway**

15' 4" x 5' 10" (4.68m x 1.77m)

**Hallway**

7' 4" x 5' 8" (2.23m x 1.73m)

**Bedroom 1**

15' 1" x 13' 7" (4.59m x 4.14m)

**Bedroom 2**

11' 10" x 11' 7" (3.61m x 3.53m)

**Bedroom 3**

10' 8" x 9' 1" (3.25m x 2.77m)

**Bathroom**

6' 1" x 5' 7" (1.85m x 1.69m)

**WC**

6' 1" x 3' 6" (1.85m x 1.06m)

**Garage**

41' 6" x 20' 8" (12.65m x 6.29m)





Garden

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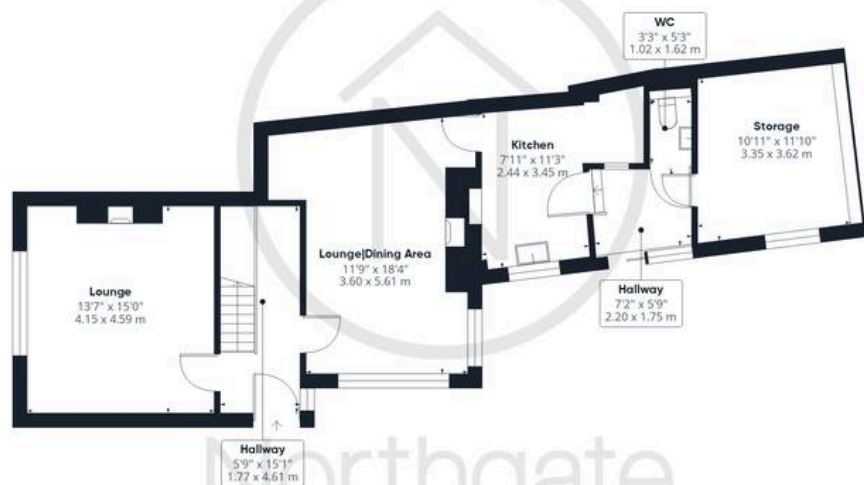
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2242 ft<sup>2</sup>

208.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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