VENTURE

PLATINUM

Cockerton Green | Darlington
Offers In The Region Of £149,995

Nestled in the picturesque Cockerton Green, Darlington, this charming two-bedroom cottage offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed bathroom that caters to modern living.

Set in the heart of Cockerton Village, residents will enjoy easy access to a variety of excellent amenities, ensuring that daily needs are met with ease. The highlight of this lovely home is undoubtedly the beautifully landscaped rear garden, providing a serene outdoor space for relaxation or gardening enthusiasts.

This cottage is presented to the market with no onward chain, making it an ideal choice for those looking to move swiftly. Priced to sell, this property represents a fantastic opportunity for discerning buyers. We strongly recommend scheduling a viewing at your earliest convenience, as this charming home is sure to impress all who visit. Don't miss the chance to make this delightful cottage your own.

Front Exterior
This charming two-storey house features a traditional exterior with a welcoming front garden and a path leading to the front door. The home is part of a terrace with a mix of brick and painted façades, with climbing plants adding character to the front aspect.

Entrance Vestibule

Living Room
This well-proportioned living room features a traditional fireplace as a focal point, with natural wood detail and an inset hearth. A large bow window fills the room with natural light, and the neutral carpet and walls create a blank canvas ready to personalise.

Kitchen
The kitchen is fitted with classic wooden cabinets and cream-toned countertops, offering good storage and workspace. It includes an electric hob and oven, as well as space for a washing machine and a large fridge freezer. The tiled floor complements the neutral décor, while a window overlooks the garden, allowing natural light to brighten the room. The property recently had a combi boiler installed which is still under warranty.

Lobby

Bathroom
This bathroom is fitted with a classic white suite including a bathtub with an overhead shower, a pedestal sink, and a toilet. The walls are partially tiled in white, with a wood-effect floor adding warmth to the space. A frosted window provides privacy while allowing natural light to enter.

First Floor
Landing.

Bedroom 1
The main bedroom is bright and spacious with neutral decor and carpeted flooring. A large window lets in plenty of natural light, and the room has a simple shape allowing for flexible furniture arrangements.

WC
A separate WC features a toilet and a small basin, with tiled walls and a practical, compact layout.

Bedroom 2
A good double bedroom situated to the rear. Which overlooks the rear garden

Rear Garden
The rear garden is a delightful outdoor space with a mix of lawn and mature shrubbery, bordered by fencing and hedges that provide privacy. The garden is terraced with steps leading up to a higher level, offering potential for planting and outdoor seating.

Cockerton Green To Front
The property is located near an open green area, offering a pleasant outlook and a sense of spaciousness. This communal space features mature trees and benches, providing a relaxing environment for residents.

Tenure
Freehold

70 Cockerton Green | Darlington

Approx Gross Internal Area
67 sq m / 720 sq ft

Ground Floor
Approx 37 sq m / 399 sq ft

First Floor
Approx 30 sq m / 321 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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