



Elvet Place

Darlington DL3 0DA

£155,000





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- Tastefully Decorated Two Bedroom Semi Detached House
- Cockerton Village Location Close To Amenities
- Must Be Seen

- Modern Kitchen Diner
- Off Street Parking For Two Cars
- EPC Grade TBC

- Stunning Large Rear Garden
- Summerhouse/Office Situated In Rear Garden
- Council Tax Band A

We are delighted to present this beautifully upgraded and competitively priced two double bedroom semi-detached home, occupying a quiet cul-de-sac position within the highly sought-after Cockerton area of Darlington.

Ideally situated, the property lies within easy reach of Cockerton village, the town centre, and the A1(M), offering excellent connectivity both north and south.

This impressive home has been thoughtfully enhanced to a high standard, featuring a stylishly appointed contemporary kitchen and an elegant, modern shower room. Further benefits include double glazing and gas central heating via a Baxi combi boiler (installed in 2016), ensuring comfort and efficiency throughout.

Externally, the property continues to impress with off-street parking for two vehicles and a stunning landscaped rear garden, designed for both relaxation and entertaining. The garden boasts a generous patio area along with a superb summerhouse/home office, providing a versatile and highly desirable additional space.

This outstanding home will appeal to a wide range of discerning buyers, including first-time purchasers, professionals, small families, and investors alike. Early viewing is strongly recommended to fully appreciate the quality and lifestyle on offer.

Hallway

Entrance lobby leading to the lounge,

Lounge

14'5" x 13'9" (4.39m x 4.19m)

Situated to the front with double glazed bay window and access into :

Dining Kitchen

17'7" x 8'6"

Situated to the rear with a modern range of wall and floor units, double glazed window to rear elevation and rear back door to the side elevation, useful understairs store cupboard.

First Floor Landing

The landing allows access to all first floor rooms and has a window to the side elevation.

Bedroom One

14'4" x 11'6"

A good sized bedroom situated to the front with double glazed window.

Bedroom Two

11'2" x 8'7"

Another good sized double bedroom with double glazed window to the rear elevation.

Shower Room/W.C

A refurbished suite with walk in shower, wash hand basin and low level WC.

Summerhouse/Office

Situated in the pleasing grounds with light and power and double French doors opening out.

Externally

A block-paved driveway to the front provides off-street parking for two cars, with pedestrian side access leading to a stunning, large landscaped rear garden. The garden is predominantly laid to lawn and complemented by paved and patio areas, along with a versatile summerhouse/home office—ideal for outdoor living and remote working.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £

Conservation Area No

Flood Risk Very low

Floor Area 764 ft 2 / 71 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

57 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

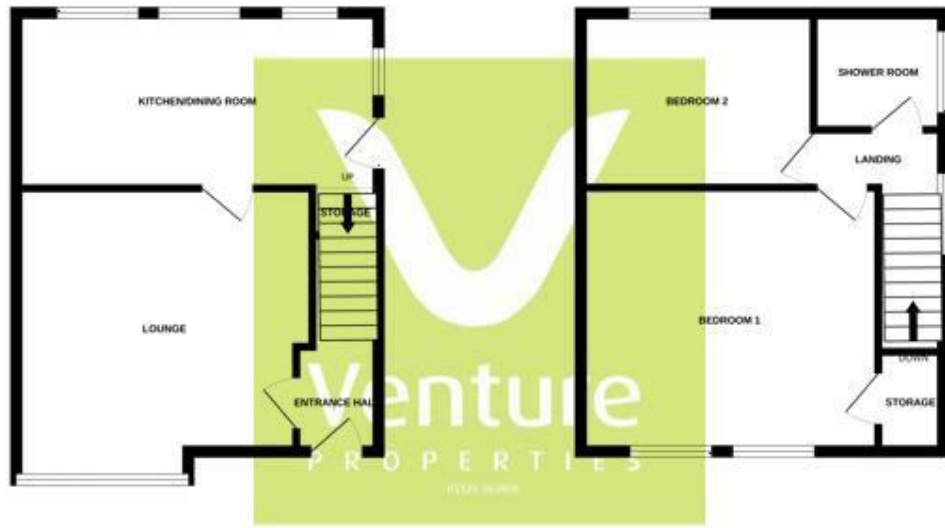
Virgin

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

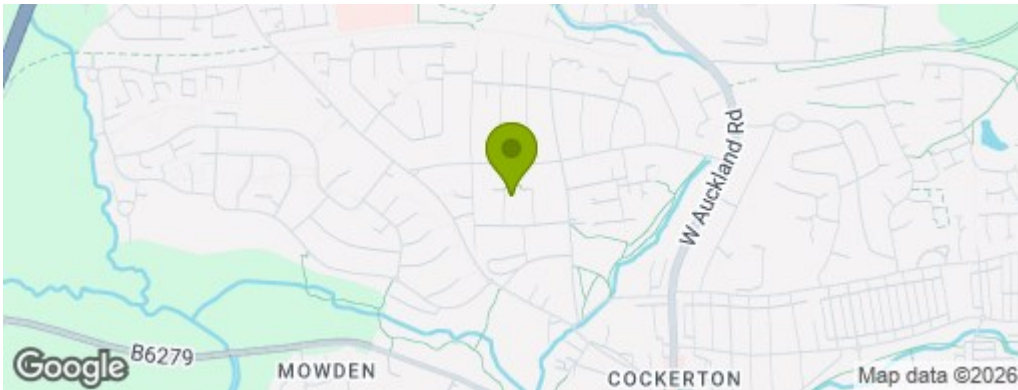
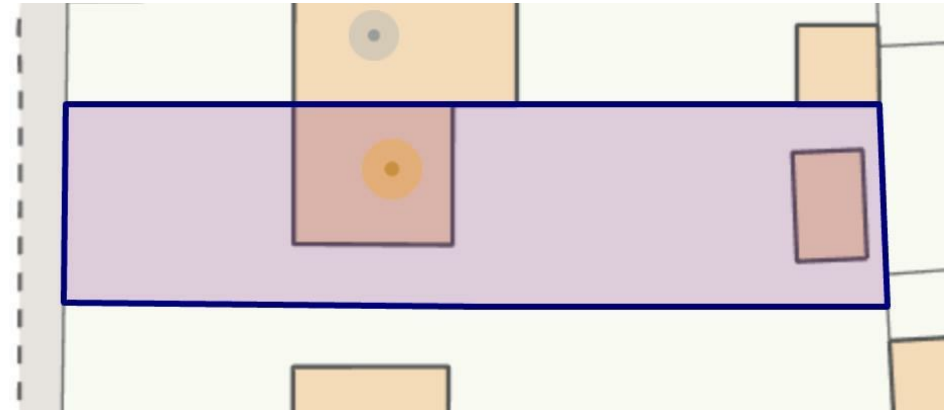
GROUND FLOOR

1ST FLOOR



MARYCOURT, DARLINGTON, CO. DURHAM, DL3 5EY

While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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Property Information

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