



**Coniston Street**

Darlington DL3 6DJ

**Offers Over £95,000**





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# Coniston Street

Darlington DL3 6DJ



- Mid Terrace Property
- Easy Access to Darlington Memorial Hospital
- Council Tax Band A

- Popular Cockerton Location
- Teansport Links Nearby
- EPC Rating

- Within Close Proximity to Cockerton Village
- Rear Garden

In the sought-after area of Cockerton, this two-bedroom terraced house on Coniston Street presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-presented interior, ensuring a warm and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The two bedrooms are generously sized, providing ample room for comfortable living. The bathroom is well-appointed, catering to all your daily needs.

One of the standout features of this property is the convenience of off-street parking, a rare find in such a desirable location. This added benefit enhances the practicality of the home, making it ideal for those with vehicles.

The property is competitively priced, making it an attractive option for those looking to secure a home in a popular area. With its blend of comfort, convenience, and charm, this terraced house on Coniston Street is not to be missed. Whether you are looking to settle down or invest, this property is ready to welcome you home.

## Entrance Hall

Door to front and staircase to first floor landing.

## Lounge

13'10 x 14'01 (4.22m x 4.29m)

Uovc double glazed window to front, coving to ceiling, wall mounted electric fire and radiator.

## Kitchen/Breakfast Room

13'10 x 8'10 (4.22m x 2.69m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, sink with mixer tap, integrated electric hob with extractor over and eye level double oven. Space for a washing machine, fridge freezer and table and chairs. Spotlights to ceiling and part tiled walls.

## First Floor Landing

## Bedroom One

13'10 x 12'03 (4.22m x 3.73m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with sliding doors and radiator.

## Bedroom Two

12'01 x 8'000 (3.68m x 2.44m)

Upvc double glazed window to rear, coving to ceiling, fitted wardrobes with sliding doors and radiator.

## Bathroom

Upvc double glazed obscure window to rear, walk in shower cubicle, wash hand basin in vanity and low level w.c also in vanity unit. Heated towel rail.

## Externally

To the front there is a gated courtyard.

To the rear there is access via a garage door to the rear yard which could accommodate a vehicle, providing off street parking. There is also a storage shed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,663

Conservation Area: No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

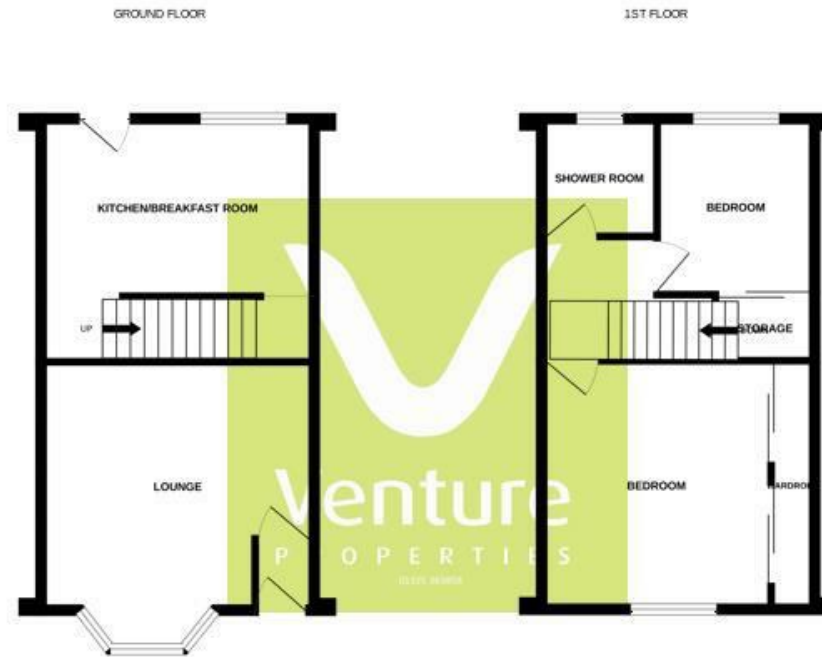
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Sky

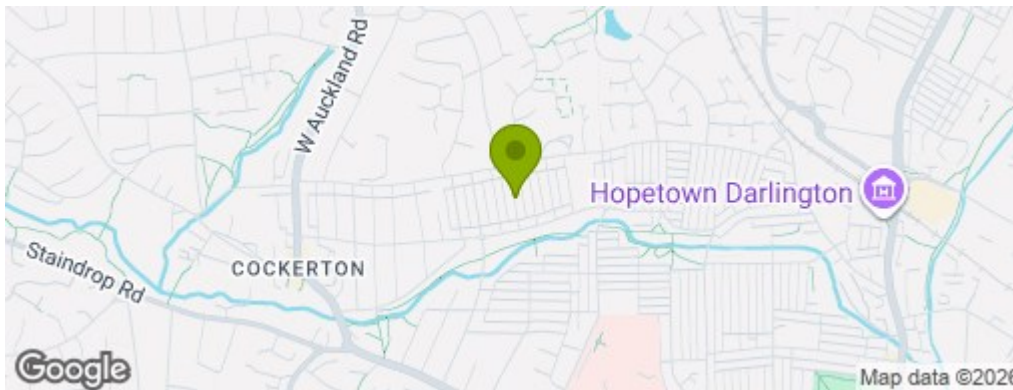
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## Note

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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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Homestyler ©2024



## Property Information

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