



Moorlands Road

Darlington DL3 9JR

Offers Over £139,000





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- Two Bedroom Mature Semi Detached House
- Modern Interior
- No Onward Chain

- Two Reception Rooms
- Gas Central Heating
- EPC Grade D

- Garage To Rear
- Close To Cockerton Location
- Council Tax Band B

Nestled in the desirable Cockerton area of Darlington, this deceptively spacious two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a welcoming reception room that flows seamlessly into a separate dining room, ideal for both relaxation and entertaining.

There is the convenience of a downstairs W.C as well as a first floor bathroom. The property benefits from gas central heating via a combi boiler and full Upvc double glazing, ensuring warmth and energy efficiency throughout the year.

The two well-proportioned bedrooms provide ample space for rest and personalisation, while the bathroom is conveniently located to serve the household. The property is further enhanced by its charming easy maintained gardens, which offer a delightful outdoor space. Additionally, a garage at the rear provides valuable storage or parking options.

This home is perfect for families or professionals alike. The absence of an onward chain ensures a smooth transition for potential buyers, making this property an attractive opportunity.

Situated close to local amenities, residents will benefit from easy access to shops, doctors surgery, schools, and parks, enhancing the overall appeal of this lovely home. This semi-detached house on Moorlands Road is not just a property; it is a place where memories can be made. Do not miss the chance to view this exceptional home.

Entrance Hallway

UPVC front door, stairs to first floor, gas central heating radiator and access to ground floor w.c, Lounge and Dining Room

Lounge

15' x 13'1" (4.57m x 3.99m)

Upvc double glazed bay window to front, feature fireplace and gas central heating radiator.

Dining Room

11'6" x 10'4" (3.51m x 3.15m)

Upvc double glazed window to rear, under stairs storage cupboard and gas central heating radiator.

WC

Upvc double glazed window, low level WC and gas central heating radiator.

Kitchen

9'4" x 9'7" (2.84m x 2.92m)

Two Upvc double glazed windows to rear with a modern range of wall and floor units, integrated oven and hob with overhead extractor and Upvc back door.

First Floor

Landing with gas central heating radiator.

Bedroom One

14'9" x 10'8" (4.50m x 3.25m)

Situated to the front a spacious double bedroom with Upvc double glazed window and gas central heating radiator.

Bedroom Two

8'11" x 13'5" (2.72m x 4.09m)

Situated to the rear, another double bedroom with Upvc double glazed window and gas central heating radiator.

Bathroom

5'4" x 7'4" (1.63 x 2.24)

With a modern suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC, large storage cupboard.

Externally

The home has easy maintained gardens to the front and west facing rear with side gate access,

Garage

With up and over door and access from the rear lane.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 828 ft 2 / 77 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

80 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

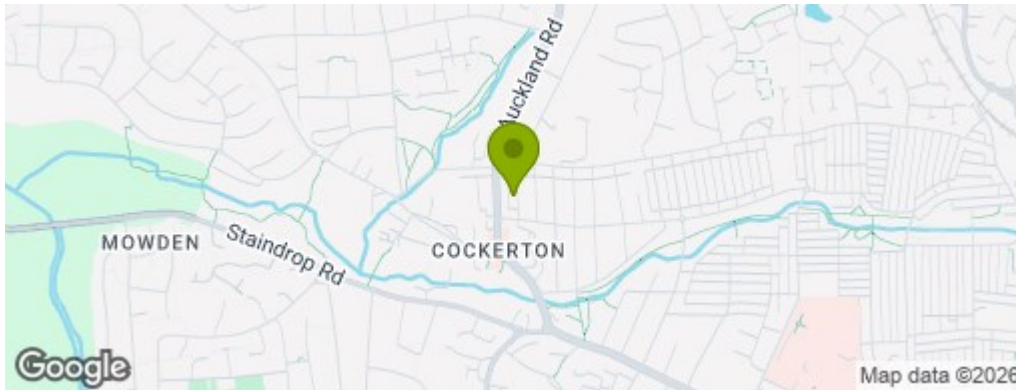
Approx Gross Internal Area
77 sq m / 823 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 34 sq m / 363 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.



Property Information

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