Leach Grove

Darlington DL3 0TW

Offers Over £350,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Leach Grove

Darlington DL3 0TW

x 4 x 3 x 1

- Spacious Four Bedroom Detached Family Home
- Off Street Parking and Double Garage
- Must Be Seen
- Three Bathrooms and Ground Floor Cloaks
- Gardens to Front, Rear and Side
- Popular Cockerton Area of Darlington
- Living Areas Spanning Three Floors
- Conservatory
- Close to Local Shops, Schools and Darlington Memorial Hospital

Welcome to this splendid and unusual detached house located in the desirable area of Cockerton in Darlington. To the ground floor you will find a welcoming reception room, providing a perfect setting for family gatherings or quiet evenings. With a well equipped kitchen, leading to an open aspect conservatory area, the property also features a convenient and useful ground floor cloakroom.

Across two upper floors, this impressive property boasts four spacious bedrooms and three bathrooms, making it ideal for families seeking comfort and space.

For those with multiple vehicles, this home does not disappoint. Boasting off street parking for two vehicles, along with a double garage if additional space is required, providing both security and convenience or just simply additional storage space.

The location in Leach Grove is particularly appealing, offering a peaceful residential environment while still being close to local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a spacious and well-appointed family home in Darlington. Don't miss the chance to make this delightful house your new home.

Entrance Hallway
Upvc door to front and window to side, staircase to first floor landing with storage cupboard under and radiator. Access to ground floor w.c.

Kitchen
8'10" x 22'10" x 8'10" x 11'7" (2.71 x 6.97 x 2.7 x 3.55)
Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops, stainless steel sink with mixer tap and spotlights to ceiling. Gas hob with extractor over and oven, integrated dishwasher and washing machine, open aspect to the conservatory area.

Conservatory
L shaped and open plan from the kitchen, with Upvc double glazed window to side and French doors to the rear. Glazed lean to roof allowing plenty of natural sunlight and ample space for a dining table and chairs or a seating area.

Dining Room
17'11 x 15'1 (5.46m x 4.60m)
Currently used as an office/gym. Three Upvc double glazed windows to front and side, two radiators and double doors leading to the kitchen/conservatory.

Ground Floor Cloaks
Low level w.c, wash hand basin and radiator.

First Floor Landing
Upvc double glazed window to side.

Lounge
15'11 x 21'0 (4.85m x 6.40m)
Three Upvc double glazed windows to front and side with additional window also to the front elevation and radiator.

Bedroom One
8'8 x 16'6 (2.64m x 5.03m)
Upvc double glazed windows to rear and side with double fitted sliding door wardrobes, radiator.

En-Suite Shower Room
Upvc double glazed obscure window to rear, shower cubicle, low level w.c, wash hand basin, part tiled walls and radiator.

Second Floor Landing
Upvc double glazed window to side.

Bedroom Two
15'5 x 14'4 (4.70m x 4.37m)
Three Upvc double glazed windows to front and side, radiator and access to en-suite.

En-Suite Shower Room
Upvc double glazed obscure window to front, shower cubicle, low level w.c and wash hand basin. Part tiled walls and radiator.

Bedroom Three
11'9 x 8'9 (3.58m x 2.67m)
Upvc double glazed window to side and raadiator.

Bedroom Four
11'9 x 7'1 (3.58m x 2.16m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath, low level w.c and wash hand basin. Part tiled walls and radiator.

Externally
To the front there is a driveway providing off street parking and access to a double garage. There are wrap around lawn areas to the front side.
To the rear is an enclosed garden, mainly laid to lawn with gated access to the front of the property.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: F
Annual Price: £3,426
Conservation Area No
Flood Risk Very low
Floor Area 1,883 ft 2 / 175 m 2
Plot size 0.09 acres
Mobile coverage

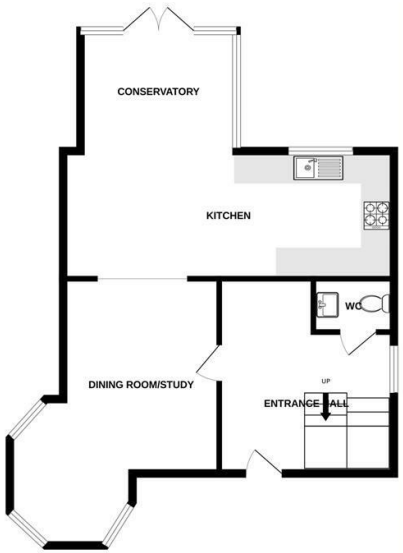
EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

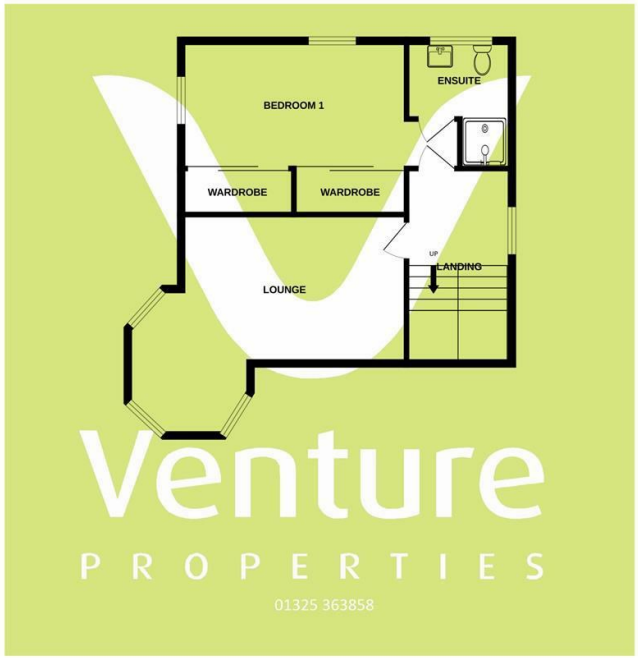
BT
Sky
Virgin

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

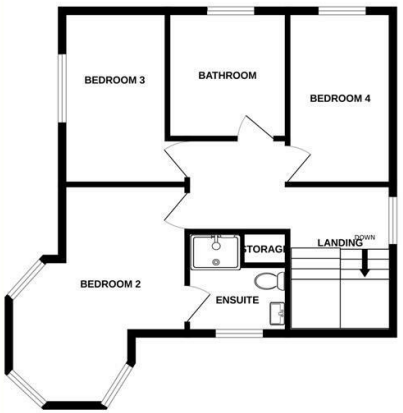
GROUND FLOOR



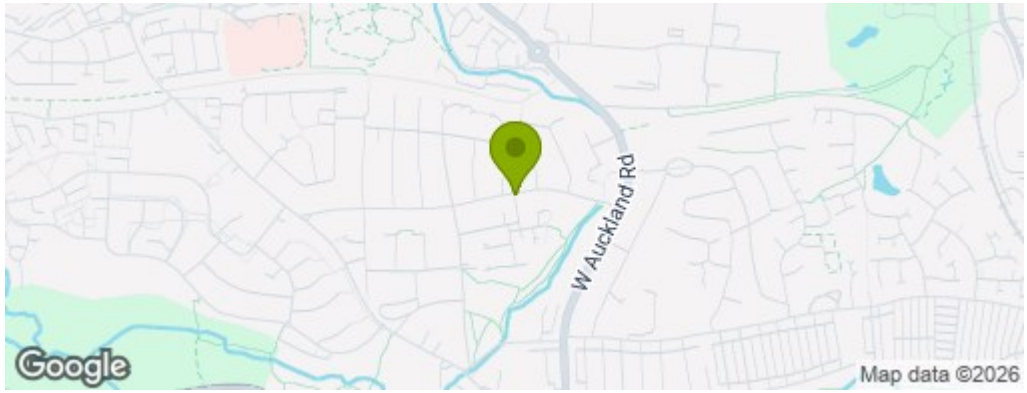
1ST FLOOR



2ND FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
Made with Metropix ©2026



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@ventureproperties uk.com