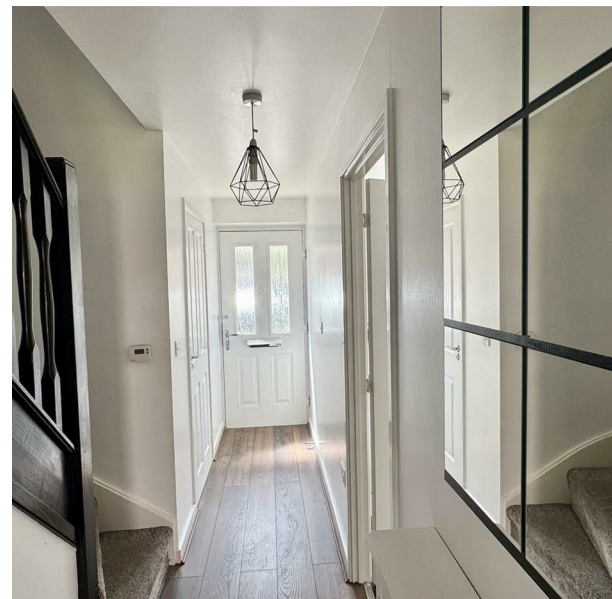


School Street, Darlington, DL3 0UG
Offers in the region of £170,000



School Street, Darlington, DL3 0UG

Offers in the region of £170,000

Council Tax Band: C

**** Open to sensible offers **** - Nicely located on this peaceful cul-de-sac, this semi-detached house presents an excellent opportunity for first-time buyers or families seeking a welcoming home in the highly sought-after Cockerton area. The property boasts three well-proportioned bedrooms, making it ideal for accommodating a growing family or providing ample space for guests.

Upon entering, you will find a light & airy dining kitchen to the front, and a comfortable reception room to the rear that serves as a perfect gathering space for family and friends. The house features a modern family bathroom, plus ensuite to the principal bedroom, ensuring convenience for all occupants. The generous rear garden offers a delightful outdoor retreat, perfect for children to play or for hosting summer barbecues.

Parking is a breeze with space available for two vehicles, adding to the practicality of this lovely home. The location is particularly advantageous, as it is within walking distance to a variety of shops in Cockerton village, providing easy access to everyday amenities. Additionally, the town centre and the A1(M) are just a five-minute drive away, making commuting and exploring the wider area effortless.

This property is open to offers, presenting a fantastic chance to secure a home in a peaceful yet vibrant community. Featuring uPVC double glazing, plus composite front door & gas central heating.

Ground floor

Entrance hallway, cloak/WC, dining kitchen, lounge overlooking the garden.

First floor

Landing leading to a family bathroom and three

bedrooms, two doubles and a single, the principal with an ensuite shower room.

Externally

Small open lawn garden to the front with a driveway running to the left-hand side of the property with pedestrian gated access to the generous rear garden.

Please note:

Council tax Band - C

Tenure - Freehold

EPC Rating: B

Total sq ft to be considered guide only.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.

Principal Elevation

Entrance Hallway

Cloak/WC

Dining Kitchen

8'8" x 15'0" (2.66 x 4.58)

Lounge

15'4" x 11'5" (4.69 x 3.49)

First floor Landing

Principal Bedroom

8'5" x 10'8" (2.58 x 3.27)

En-suite Shower Room

8'5" x 5'3" (2.57 x 1.62)

Second Bedroom

8'5" x 10'0" (2.58 x 3.07)

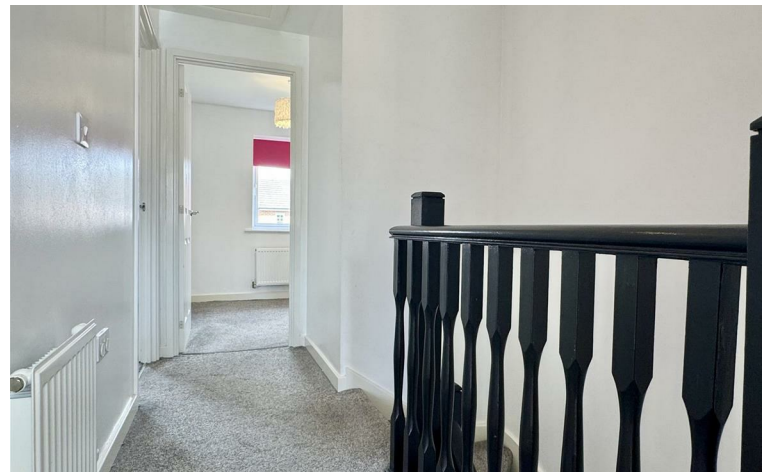
Third Bedroom

6'6" x 10'4" (2.00 x 3.15)

Family Bathroom

6'6" x 6'3" (2.00 x 1.91)

Rear Garden

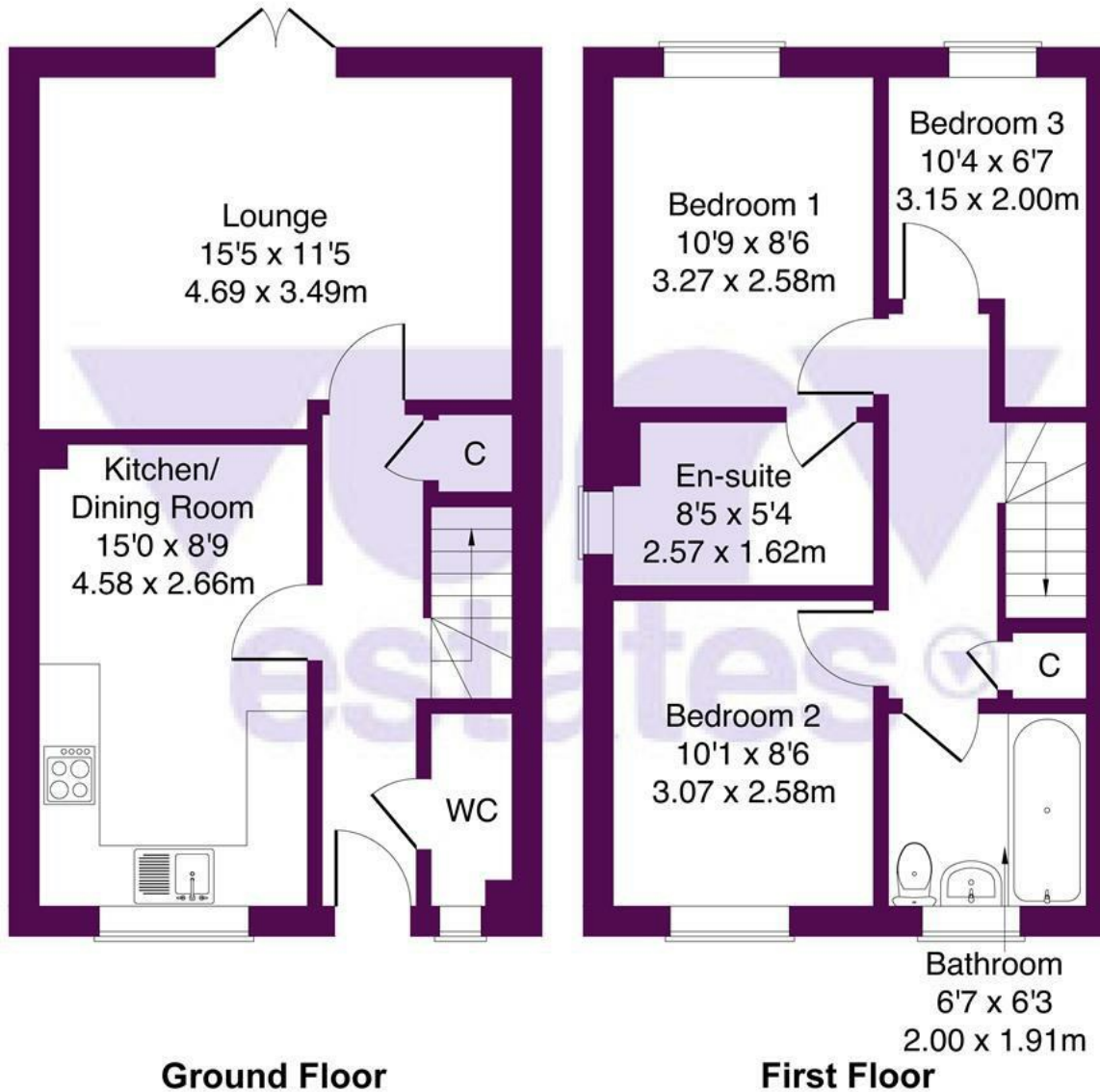


School Street, Darlington, DL3 0UG

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)

estates⁴
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Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |