

Cotherstone Moor Drive, Darlington, DL1 4SZ
Offers in the region of £97,000

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'The Art of Property'



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Offers in the region of £97,000

Council Tax Band: A

Located in the ever-popular Eastbourne area of Darlington, this ready to move-in, extended home, would make an ideal first-time purchase or investment opportunity.

The property offers excellent access to Darlington town centre, the train station, and transport links to the A1(M) & A66, making it ideal for commuters and families alike. It has recently undergone a programme of refurbishment, including extensive redecoration and newly laid carpets, creating a fresh and modern feel throughout.

The accommodation briefly comprises two cosy reception rooms, a nicely appointed kitchen, and a useful utility room. To the first floor there is a light and airy bathroom with white suite, and three bedrooms, including two doubles and a small single, ideal as a home office or guest room. Externally, the black paved garden to the front and paved rear garden are considered low maintenance, also benefiting from useful outside stores.

Additional features include uPVC double glazing, gas central heating, and a valid Electrical Installation Condition Report (EICR), offering peace of mind for buyers.

Please note:

Council tax Band - A

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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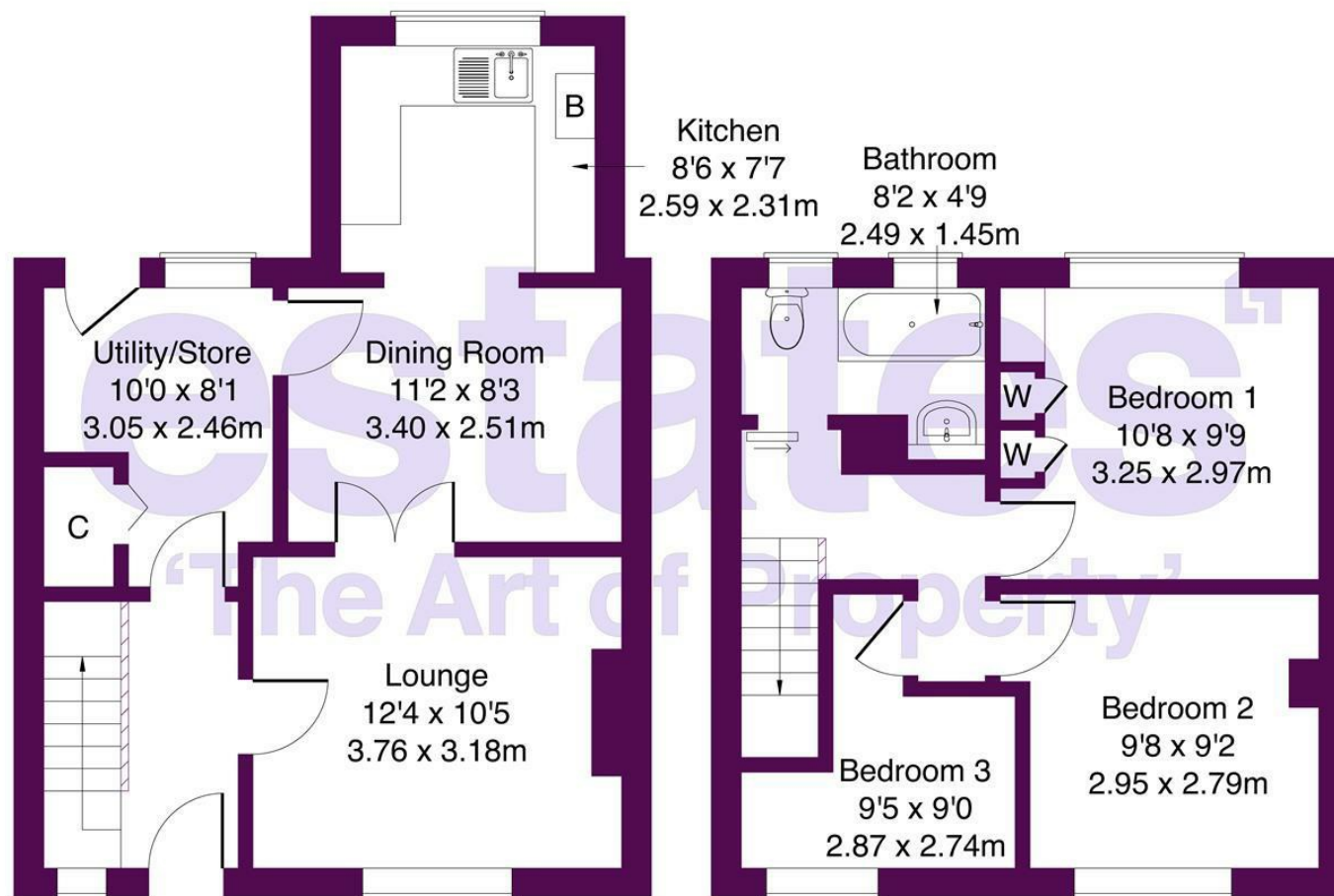
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Approximate Gross Internal Area: (819 sq ft - 76 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		