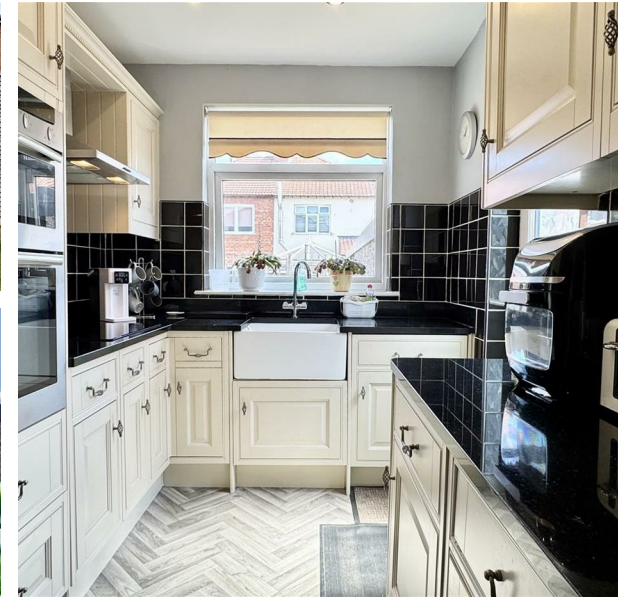


Newlands Road, Darlington, DL3 9JW  
Offers in the region of £190,000

**estates<sup>4</sup>**  
'The Art of Property'



Newlands Road, Darlington, DL3 9JW

Offers in the region of £190,000

Council Tax Band: B

Located in the heart of the highly sought-after Cockerton area of Darlington, this beautifully cared-for semi-detached home offers a perfect blend of comfort and convenience. The property features two spacious reception rooms and three well-proportioned bedrooms, providing ample space for families or those looking to accommodate guests.

The home boasts modern amenities, including a renewed main & garage roof, UPVC double glazing and gas central heating via a combi boiler, ensuring warmth and efficiency throughout the year. The quality kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts. The entrance hallway and dining room showcase elegant oak flooring, adding a touch of sophistication to the interior.

The well-appointed shower room features a hydrotherapy shower, offering a luxurious experience for daily routines. Outside, the property benefits from a delightful rear garden, parking for two vehicles, and a larger-than-average garage measuring over 7-metres in length, providing additional parking, storage or workshop space.

Situated within walking distance to a delightful array of shops and with easy access to the town centre and links to the A1(M), this home is perfectly positioned for those seeking accessibility. This property is an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home.

In brief the accommodation consists of:

#### Ground floor

Entrance hallway, dining room to the front, separate lounge to the rear with French doors to the garden. Well appointed kitchen with a good range of units, granite work surfaces, and integrated appliances.

#### First Floor

Landing with hatch and fitted ladder allowing loft access. Three well-dressed bedrooms comprise of two doubles, both with fitted wardrobes and a single, the second bedroom housing the Worcester Combi boiler. The modern shower room completes the internal accommodation, featuring a hydrotherapy shower cubicle.

#### Externally

Well tended gardens to both front and rear along with a driveway running to the right-hand side of the property, leading to the generous garage with Hormann up and over door, lighting and power.

#### Please note:

Council tax Band - B

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

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!

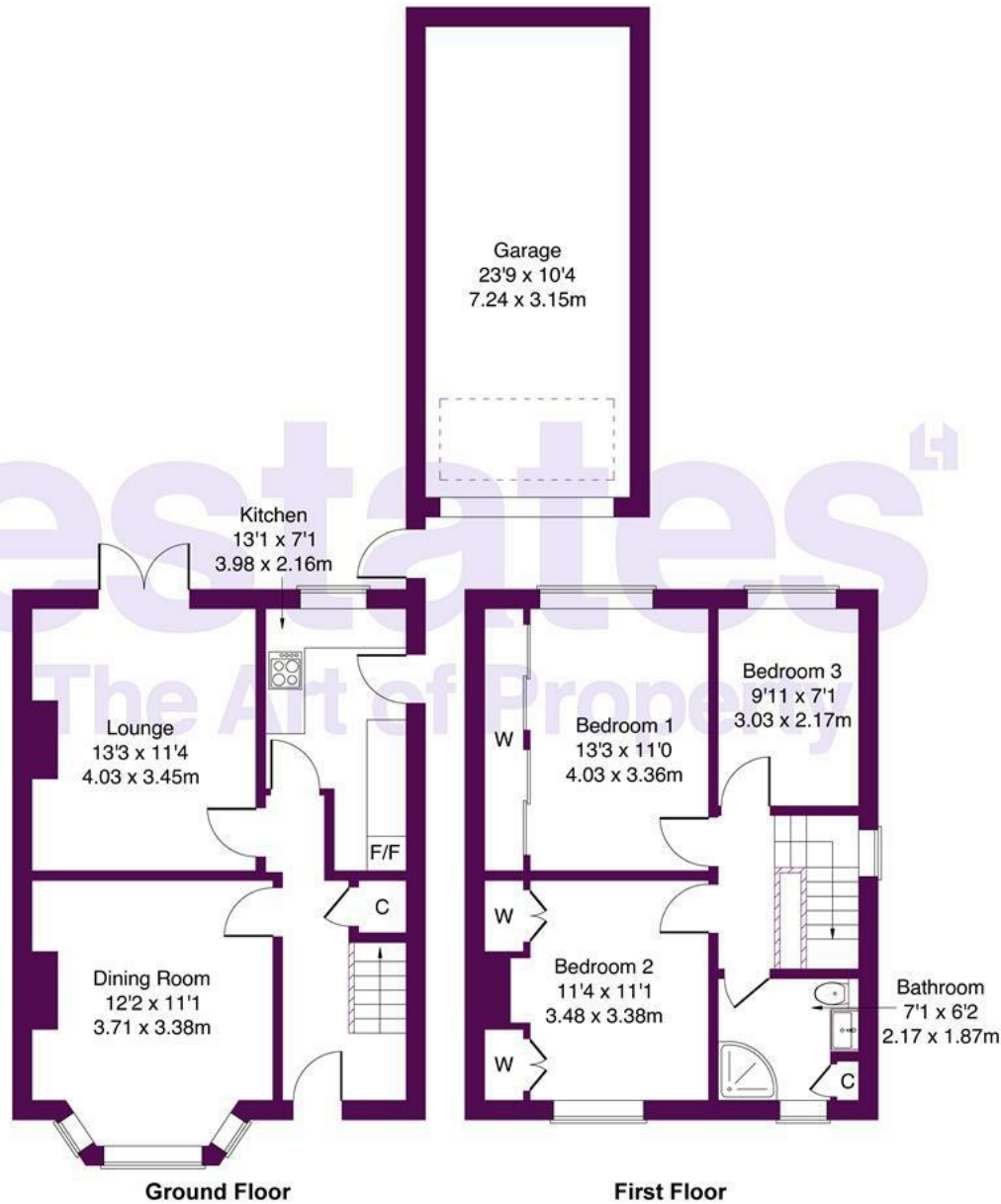
#### Disclaimer:

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.



# Newlands Road, Darlington, DL3 9JW

Approximate Gross Internal Area: (1199 sq ft - 111 sq m.)



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

**estates**<sup>4</sup>  
'The Art of Property'

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>84</b>
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	