



country properties
village properties
town homes
barn conversions
building plots

Cobden Street
Darlington, DL1 4JD

Offers in the region of £158,500

NICK & GORDON
CARVER
RESIDENTIAL

Deceptively spacious 3 double bedroomed property, located within the popular Eastbourne area of town, within walking distance to shops, schools, amenities and also the railway station. The property is suited to a variety of buyers and offers a host of features including gas central heating, PVC double glazing and security alarm system. Internal viewing will reveal entrance hall, well appointed living room with feature fireplace, separate dining room, fully fitted kitchen with integrated appliances and a handy utility room. First floor having sizeable landing, three double bedrooms and refurbished bathroom with stylish suite and separate WC.

Externally the property has a forecourt to the front with large enclosed rear garden, ideal for entertaining and parking for several vehicles. Also having SINGLE GARAGE Only upon internal viewing can this home be fully appreciated.





- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- HANDY UTILITY ROOM
- PARKING FOR SEVERAL VEHICLES
- EASY ACCESS TO THE TRAIN STATION
- STYLISH READY TO MOVE INTO
- FITTED KITCHEN
- LARGE REAR GARDEN
- VIEWING ESSENTIAL
- GCH/DG/ALARM SYSTEM

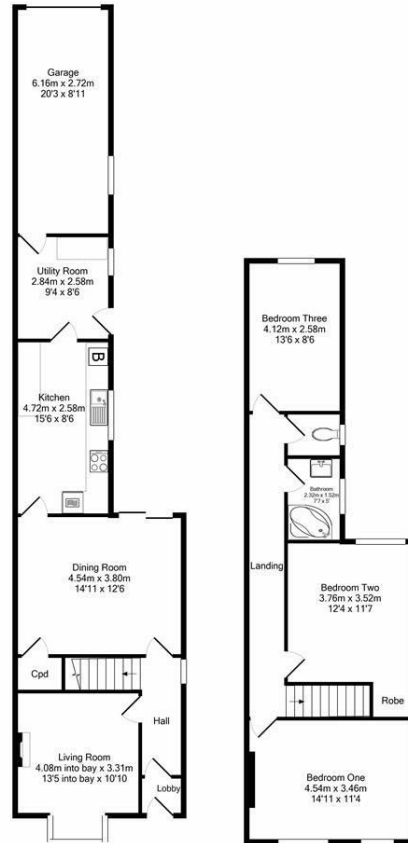
GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



GROUND FLOOR
APPROX. FLOOR
AREA 73.3 SQ.M.
(789 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 58.0 SQ.M.
(623 SQ.FT.)

COBDEN STREET, DARLINGTON, DL1 4JD.
TOTAL APPROX. FLOOR AREA 129.3 SQ.M. (1392 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for 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 ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk