



**** SPACIOUS FAMILY HOME *** THREE BEDROOMS/TWO RECEPTION ****
**** BEAUTIFULLY APPOINTED ACCOMMODATION THROUGHOUT *** VIEWINGS HIGHLY RECOMMENDED ****
**** IDEAL FIRST TIME BUY OR FAMILY PURCHASE ****

This is a fine example of a beautifully appointed three bedroom end terrace property which will suit the needs of a variety of buyers and we have no hesitation in recommending an internal viewing to appreciate the space and quality this home has to offer. It lies in the ever popular Denes area of Darlington within walking distance of the town centre, Cockerton village and convenient transport links to both the A1(M) and A66.

It has been extremely well cared for and maintained by the present owners with quality fixtures and fittings and is in excellent decorative order.

GROUND FLOOR

A light and airy hallway giving a good first impression with useful under stairs storage cupboard and open spindle balustrade leading to the first floor. Two excellent sized reception rooms, the lounge situated to the front with an attractive fireplace with electric fire and bay window flooding the room with natural light. The spacious dining room is ideal for entertaining family and friends whilst the well appointed kitchen provides a good range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap and cupboard housing the wall mounted combi boiler. There is a fitted self-clean electric oven, electric ceramic hob with chrome chimney style cooker hood, integrated dishwasher and washing machine.

FIRST FLOOR

The landing opens to three well dressed bedrooms, two doubles and a spacious single, perfect for a growing family. To complete the first floor is a well equipped bathroom with three piece white suite comprising of panelled bath, wash hand basin and w.c.

EXTERNALLY

There is a pleasant forecourt to the front and enclosed yard to the rear with artificial lawn. There are also two useful outside stores.

Coniston Street, Darlington, DL3 6DJ
3 Bed - House - End Terrace
Offers In The Region Of £140,000

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ENTRANCE HALL

LOUNGE

14'3x12'9 plus bay (4.34mx3.89m plus bay)

DINING ROOM

14'3x12'1 (4.34mx3.68m)

KITCHEN

6'8x12'3 (2.03mx3.73m)

FIRST FLOOR LANDING

BEDROOM

13'2x12'2 (4.01mx3.71m)

BEDROOM

12'x12'9 (3.66mx3.89m)

BEDROOM

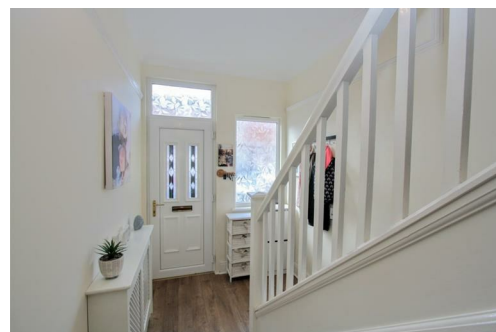
8'4x9' (2.54mx2.74m)

BATHROOM/W.C.

6'8x8'3 (2.03mx2.51m)

FRONT EXTERNAL

REAR YARD



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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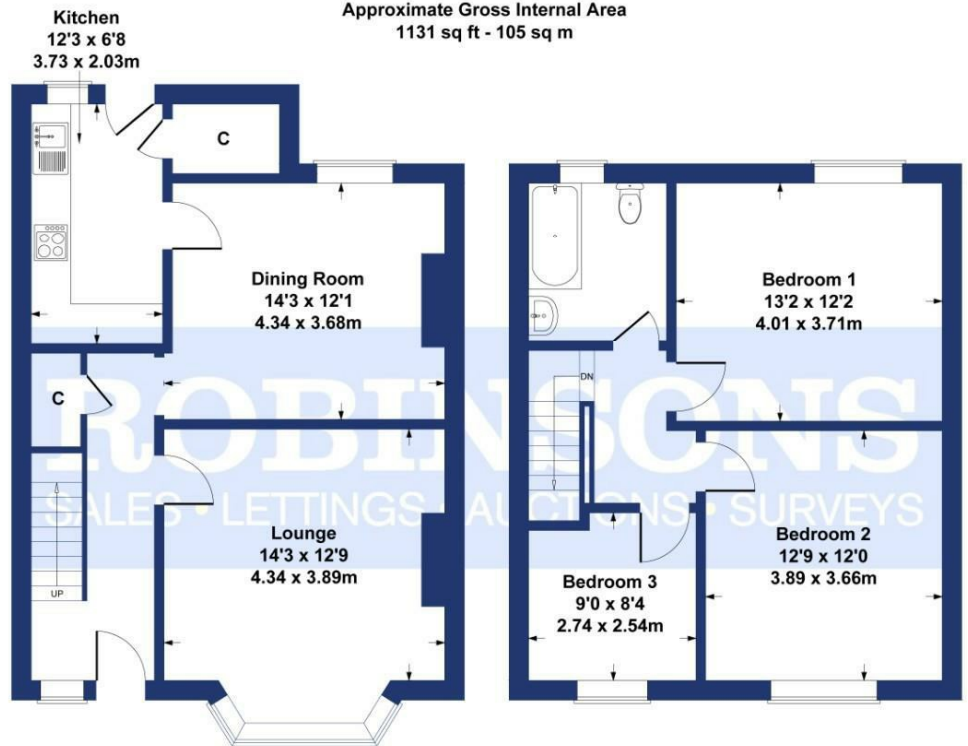
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Coniston Street

Approximate Gross Internal Area
1131 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
England & Wales	EU Directive 2002/91/EC

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