



country properties
village properties
town homes
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Leach Grove
Darlington, DL3 0TW

Offers in the region of £168,000

NICK & GORDON
CARVER
RESIDENTIAL

A beautiful family home located within the recently built development off Bates Avenue, Cockerton. This property would be perfect for those wanting a modern property in a quiet residential location, situation approximately 5 minutes away from the A1 north and south. Internally the property briefly comprises entrance hallway, downstairs WC, kitchen/breakfast room, living room with three bedrooms to the first floor, family bathroom and en-suite off bedroom one. Externally, the property benefits from off street parking which leads towards the single garage, and to the rear an enclosed garden with raised decking area, lawned garden and patio.



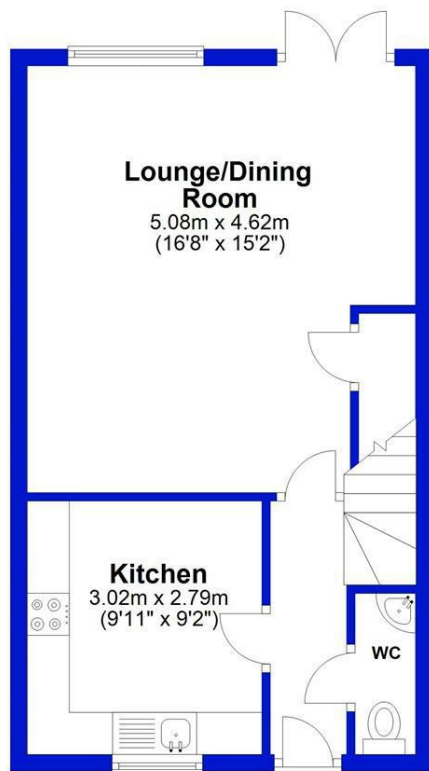


- MODERN PROPERTY
- GARAGE
- PARKING

- NEW ESTATE
- DRIVEWAY
- EN-SUITE OFF BEDROOM ONE

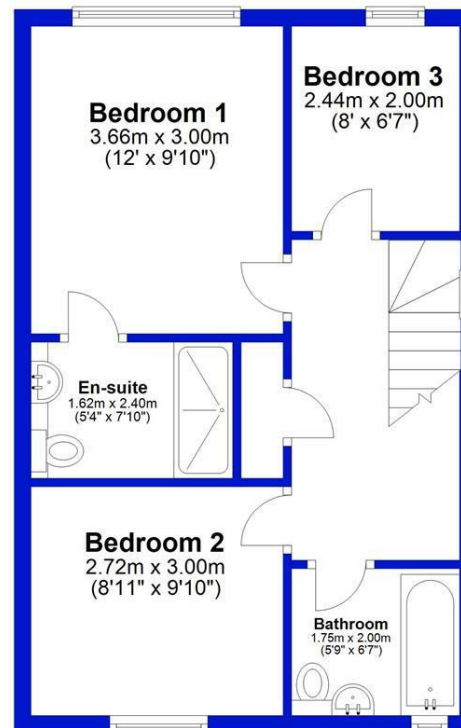
Ground Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 79.7 sq. metres (857.5 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 80 | |
| (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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 94 |
| (81-91) B | 81 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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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



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