





Welcome to Courtlands Road, Darlington - a charming semi-detached house that is sure to capture your heart! This delightful property boasts 2 reception rooms, downstairs cloak/wc, 3 bedrooms, and 1 bathroom, making it the perfect family home.

Situated in a small cul-de-sac and conveniently located within walking distance of Cockerton Village, this home offers both tranquility and easy access to local amenities. The absence of an onward chain means you can make this house your own without any delays.

Although some cosmetic updates are needed, this property presents a fantastic opportunity to create your dream home. With a west-facing rear garden, you can enjoy sunny afternoons and al-fresco dining with your family and friends.

In addition to the spacious interior, this house also features a driveway and garage, providing ample parking space for your vehicles. Don't miss out on the chance to turn this mature and competitively priced property into your forever home. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer!







- NO ONWARD CHAIN
- POPULAR DENES AREA, WALKING DISTANCE TO COCKERTON VILLAGE
- 2 RECEPTION ROOMS
- COMPETITIVELY PRICED
- DOWNSTAIRS CLOAK/WC
- CUL-DE-SAC LOCATION
- WELL PLACED FOR SCHOOLS, SHOPS ETC
- DRIVE AND GARAGE
- THREE BEDROOMS AND FIRST FLOOR BATHROOM/WC

#### GENERAL INFORMATION

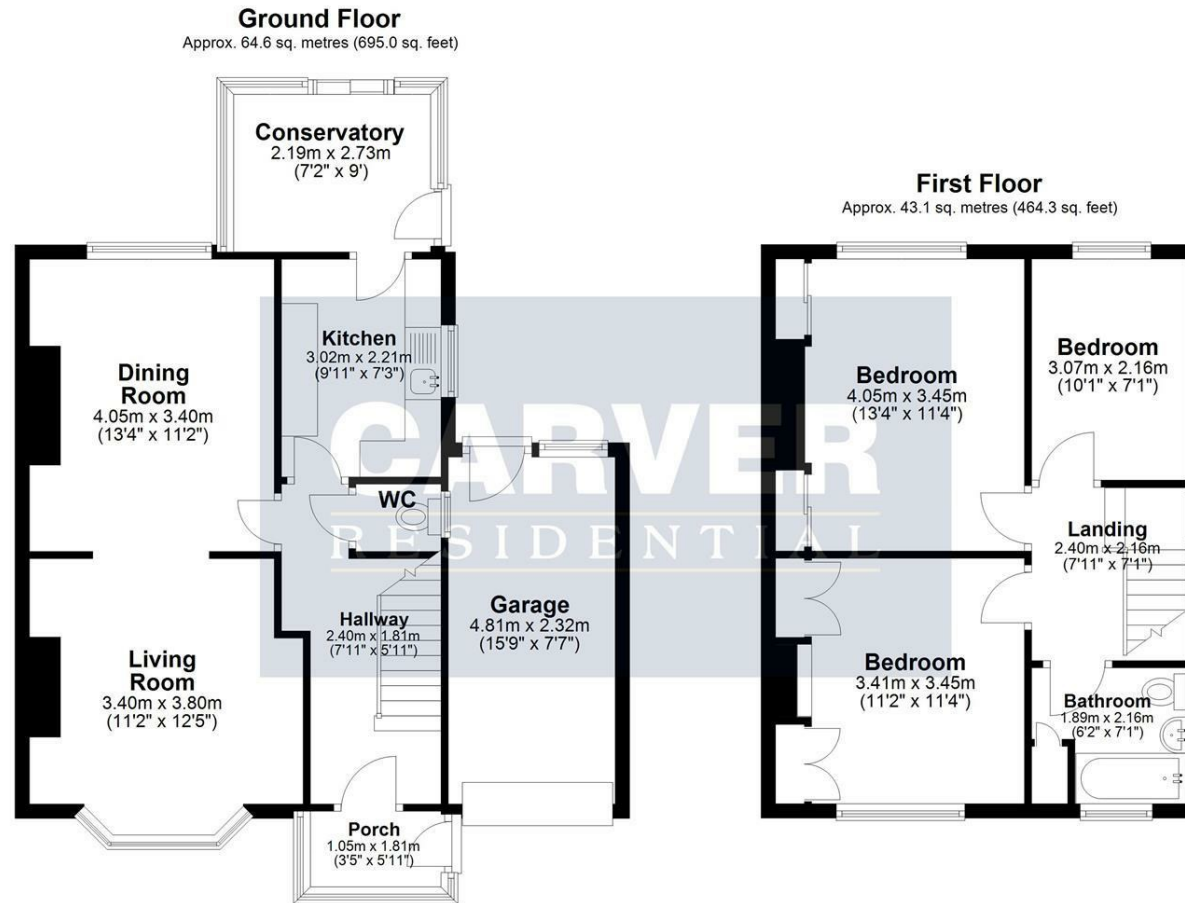
Tenure: Freehold

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


Double glazing

Local Authority: Darlington (Tax Banding B)





Total area: approx. 107.7 sq. metres (1159.3 sq. feet)  
**18 Courtlands Road, Darlington**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>61</b>	<b>61</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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