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Newlands Road  
Darlington, DL3 9JL

**Offers over £185,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



Nestled on Newlands Road in the vibrant town of Darlington, this impressive three-bedroom semi-detached home is a true gem in a highly regarded area. Just a short stroll from the delightful Cockerton village, this property boasts deceptively spacious accommodation that is perfect for families.

Upon entering, you are welcomed into a bright and airy hallway that leads to two well-appointed reception rooms, ideal for both relaxation and entertaining. The ground floor also features a convenient cloakroom/WC and a delightful garden room that enjoys a west-facing aspect, allowing for plenty of natural light and a lovely view of the garden.

The fitted kitchen comes complete with modern appliances, making it a joy for any home cook. Ascending to the first floor, you will find three generous bedrooms, each offering ample space and comfort. The stylish shower room/WC on this level adds a touch of luxury to everyday living.

Externally, the property is surrounded by mature, established gardens that provide a tranquil retreat. The rear garden, with its west-facing aspect, is the perfect spot to unwind and enjoy the evening sun. Additionally, a large storage shed offers practical space for gardening tools or outdoor equipment.

This semi-detached home is not just a property; it is a lifestyle choice, combining comfort, convenience, and a beautiful setting. Whether you are looking to make it your family home or a serene retreat, this residence on Newlands Road is sure to impress.







- IMPRESSIVE SEMI-DETACHED PROPERTY
- WELL PLACED FOR COCKERTON VILLAGE & AMENITIES
- USEFUL GROUND FLOOR CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- NO ONWARD CHAIN
- WELL REGARDED AREA
- TWO SPACIOUS RECEPTION ROOMS
- WEST FACING REAR GARDEN
- IDEALLY SUITED TO THE FAMILY BUYER
- WALKING DISTANCE TO SCHOOLING

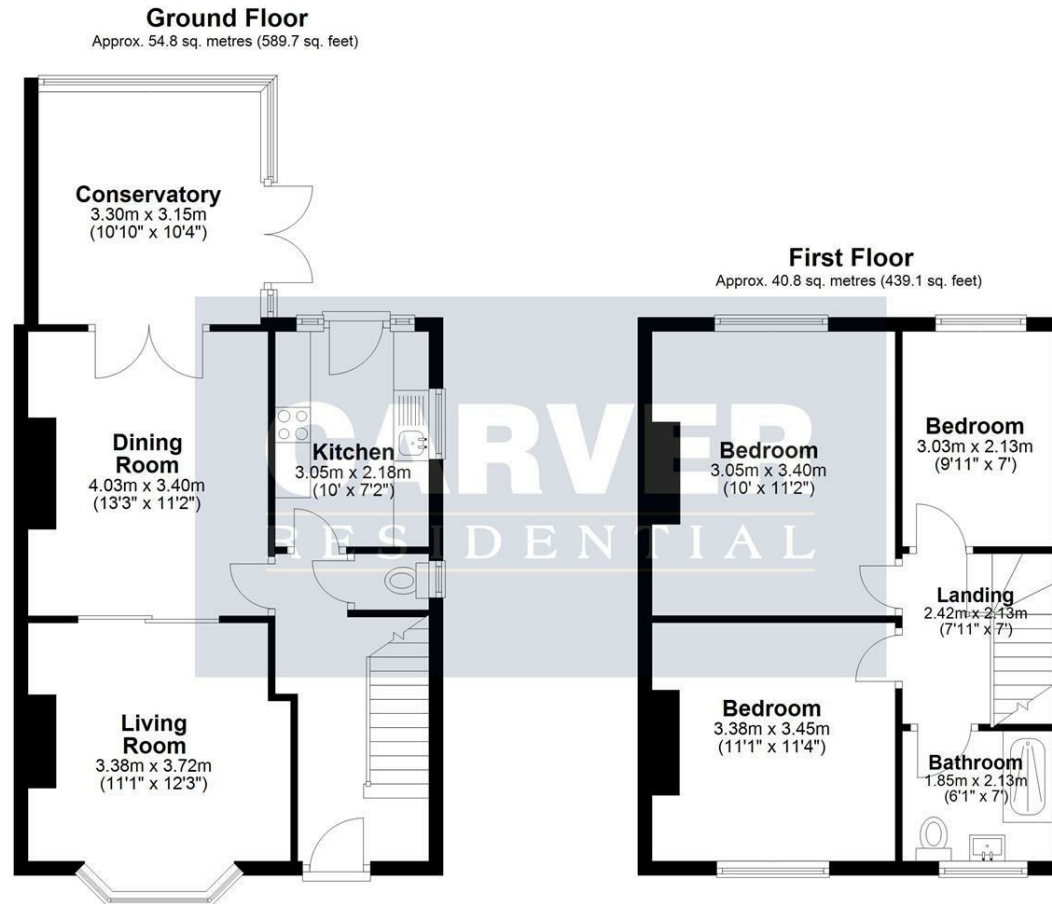
#### GENERAL INFORMATION

Tenure: Freehold


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

Double glazing

Local Authority: Darlington (Tax Banding B)



Total area: approx. 95.6 sq. metres (1028.8 sq. feet)  
**22 Newlands 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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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