





This modernised two-bedroom semi-detached home in Sandriggs is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in a desirable area. With its spacious garden, off-street parking, and proximity to local amenities, it is sure to attract interest from a variety of buyers.

This delightful two bedroom, semi-detached home has been modernised by the current owner and will certainly impress. Upon entering, you will find an entrance hallway with access to the reception room which provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house has been thoughtfully modernised, ensuring that it meets the needs of contemporary living while retaining its older style charm. The first floor has a modern shower room. One of the standout features of this property is the spacious garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the off-street parking, providing convenience and peace of mind for residents and visitors alike. Situated in a popular location, this home boasts excellent access to the A1M, allowing for easy travel both north and south. Furthermore, the nearby Cockerton shops and amenities ensure that all your daily needs are within easy reach, enhancing the overall appeal of this lovely residence.







- Tree lined street
- Cockerton shops nearby
- Off street parking and garage

- Easy access to A1M North and South
- Modernised home
- Spacious rear garden

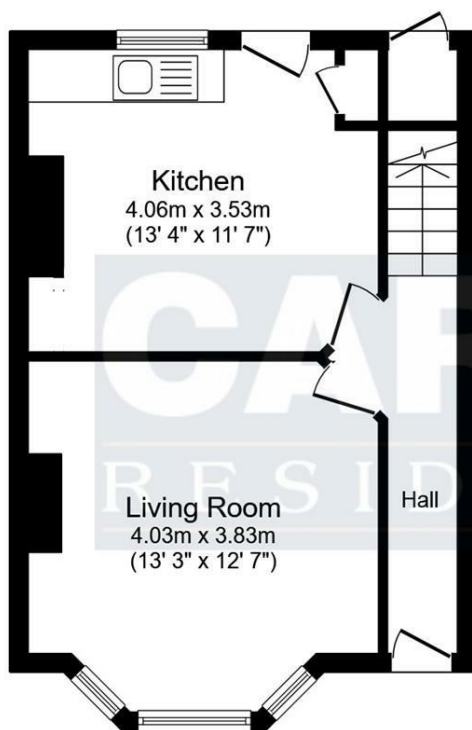
**GENERAL INFORMATION:**

Tenure: Freehold

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

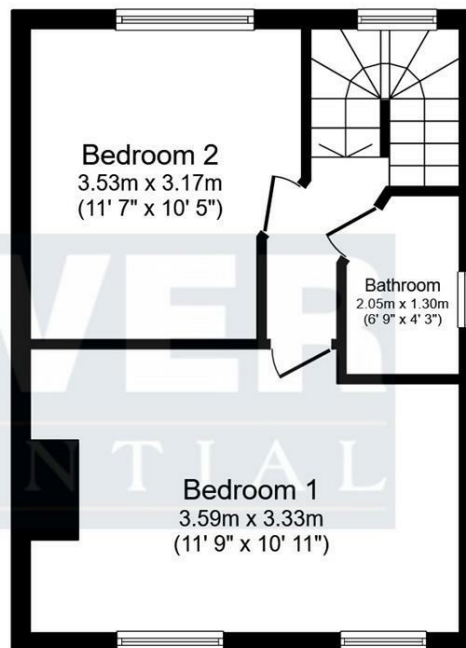
Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



**Ground Floor**

Floor area 35.2 sq.m. (379 sq.ft.)



**First Floor**

Floor area 33.8 sq.m. (364 sq.ft.)

**Total floor area: 69.0 sq.m. (742 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</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>63</b>	<b>63</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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