





Nestled within a charming residential cul-de-sac on School Street in Darlington, this modern semi-detached house presents an excellent opportunity for a variety of buyers seeking a spacious and inviting home. The property is competitively priced, making it an attractive option for families and first-time buyers alike.

School Street is well located within the Cockerton area, this modern home is suited to a variety of buyers. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom with a WC. The fitted kitchen is equipped with integrated appliances, providing both functionality and style for those who enjoy cooking and entertaining. The living room is a delightful space, featuring French doors that open directly onto the private rear garden, allowing for a seamless flow between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is thoughtfully designed, complete with a WC, ensuring comfort for all residents.

Outside, the property boasts a large driveway, providing off-street parking for multiple vehicles. The private rear garden is a true highlight, featuring a bespoke summerhouse and a garden shed, perfect for outdoor gatherings or simply enjoying the tranquillity of your own space.







- No onward chain
- Competetively priced to reflect a quick sale
- Quiet cul-de-sac location
- Living/dining room with French doors to rear garden
- Mature, established private garden with bespoke summerhouse
- Suited to a variety of buyers
- Large driveway allowing off road parking
- Ground floor cloaks/WC
- Three bedrooms
- Walking distance to Cockerton Village

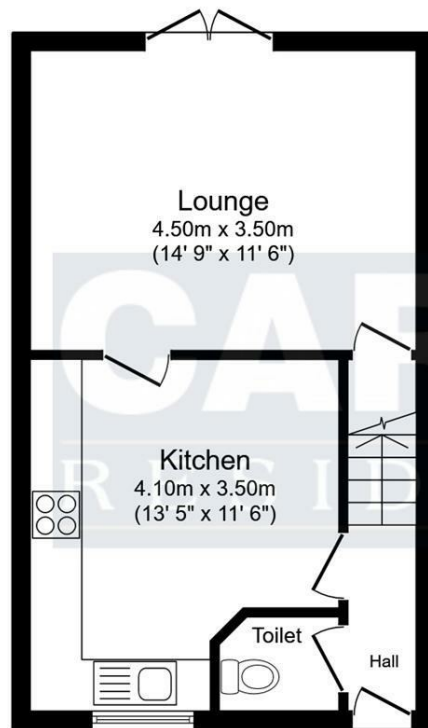
#### **GENERAL INFORMATION**

Tenure: Freehold

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

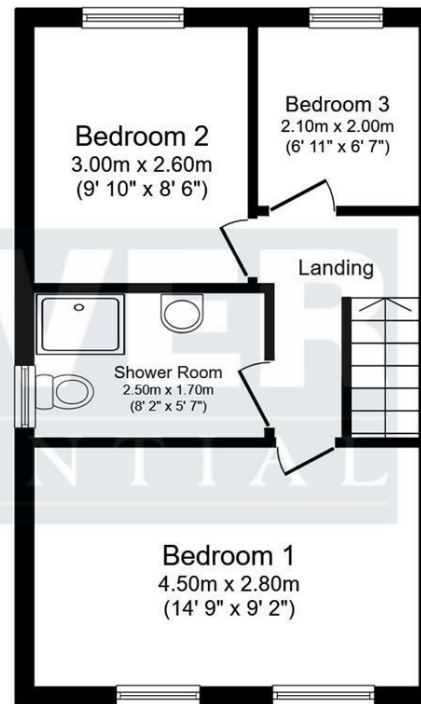
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



**Ground Floor**

Floor area 34.6 sq.m. (373 sq.ft.)



**First Floor**

Floor area 34.6 sq.m. (373 sq.ft.)

Total floor area: 69.3 sq.m. (746 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>96</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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