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Eggleston View  
Darlington, DL3 9SJ

**Offers in the region of £175,000**

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

Situated in the popular area of Eggleston View, Cockerton, this deceptively spacious house presents a rare opportunity for those seeking a spacious family home with added versatility. The property boasts four well-proportioned bedrooms, making it ideal for families or those needing extra space.

One of the standout features is the thoughtfully extended self-contained annex on the ground floor, complete with its own bedroom and shower room, perfect for guests or as a private space for dependent relatives or older children.

Upon entering, you are greeted by a welcoming hall that leads to good sized reception rooms, providing ample space for relaxation and entertaining. The fitted kitchen is functional and well-equipped, catering to all your culinary needs. Ascending to the first floor, you will find three generously sized bedrooms, alongside a family bathroom, ensuring comfort and convenience for all occupants.

Externally, the property offers a double-width driveway, providing parking for several vehicles, and side gated access to the rear garden. The garden is a delightful space, featuring useful storage sheds, ideal for gardening tools or outdoor equipment. This property is well placed for shops, schools and for making this your forever home.





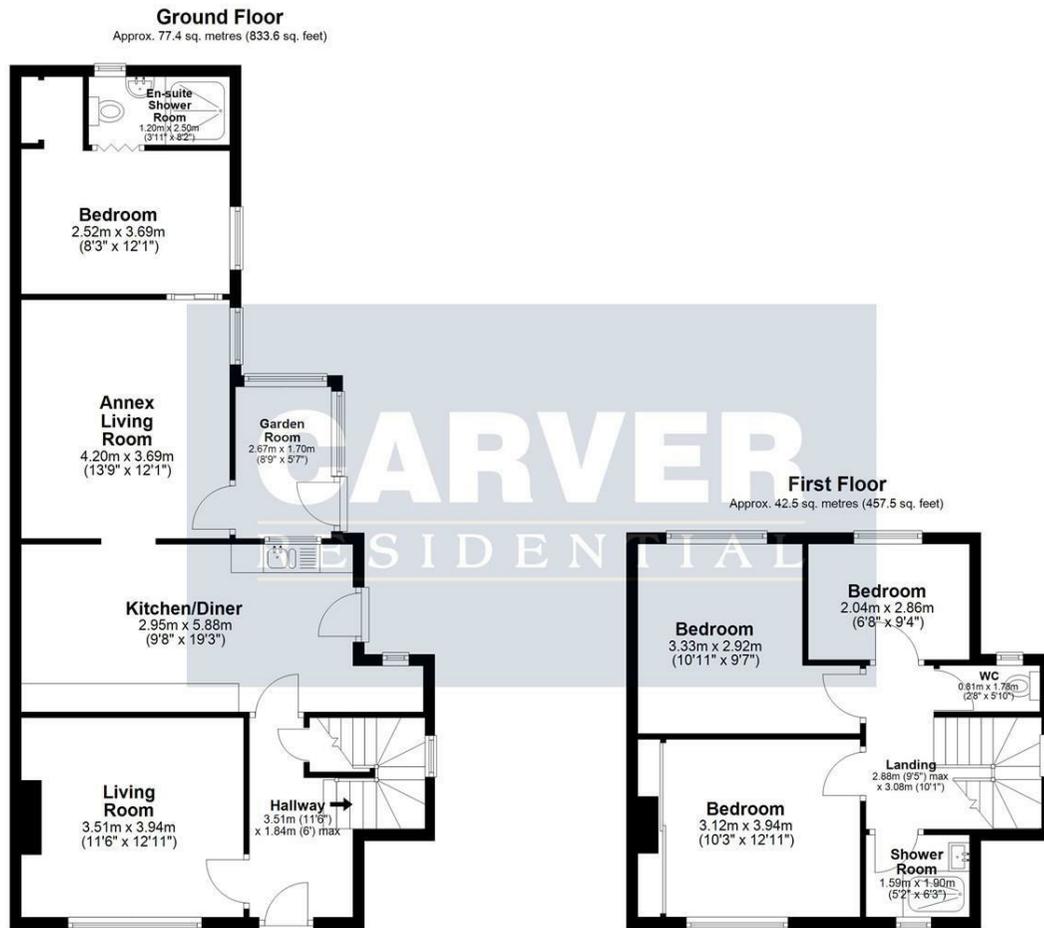
- An opportunity to purchase a three bedroomed home with Annex
- Deceptively spacious
- Ground floor Annex with shower room/WC
- First floor bathroom
- Mature, established gardens, double width drive
- Extended to the rear
- Two reception rooms
- Three bedrooms to the first floor
- Popular location within walking distance to schools and shopping facilities

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing Annex  
 Local Authority: Darlington Borough Council (Tax Banding A)



140 Eggleston View, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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