





Asking Price Of £139,950

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47 Newlands Road  
Darlington  
County Durham  
DL3 9JW

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EPC Rating E

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ENTRANCE HALL Stairs to first floor

LOUNGE 13' 10" x 12' 3" (4.22m x 3.75m) Feature fire surround with gas fire. Double glazed bay window to front and radiator. Open plan through to dining room.

DINING ROOM 13' 4" x 11' 1" (4.08m x 3.40m)  
Inglenook style fireplace, radiator and french doors leading out to the garden.

KITCHEN 9' 10" x 7' 8" (3.02m x 2.35m) Double glazed window and rear door. Range of wall and floor units, tiled surround and space for white goods. Stainless steel sink unit and work surfaces. Rear door leading out to garden. Cupboard housing boiler.

LANDING Double glazed window and access to the attic.

BEDROOM 1 11' 3" x 11' 1" (3.45m x 3.40m) Double

Three bedroom semi detached property located in the highly sought after area of Cockerton Village. The property needs some renovating and briefly comprises. Entrance hall, lounge and dining room. Kitchen to the rear of the property, three bedrooms and bathroom to the first floor.

This property is sure to attract a lot of attention because it is ready for the potential buyer to put their own mark on a traditional property in one of the best areas in Darlington. Don't delay in calling us for a viewing My Property Box 01388 582101

glazed windows, built in robes and radiator.

BEDROOM 2 13' 2" x 11' 4" (4.03m x 3.47m) Double glazed window and radiator

BEDROOM 3 9' 10" x 7' 2" (3.02m x 2.19m) Double glazed window to the rear and radiator.

FAMILY BATHROOM Bath, wash hand basin and low level wc. Double glazed window and tiled surround.

FRONT GARDEN Paved driveway leading to garage. Shrubbery and fencing.

REAR GARDEN Patio area, lawn and enclosed fencing

GARAGE Pre fabricated style garage with roller shutter door.

Tenure: Freehold

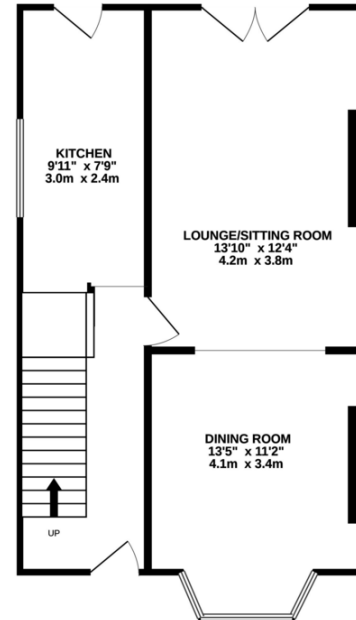
Council Tax Band

Local Authority:

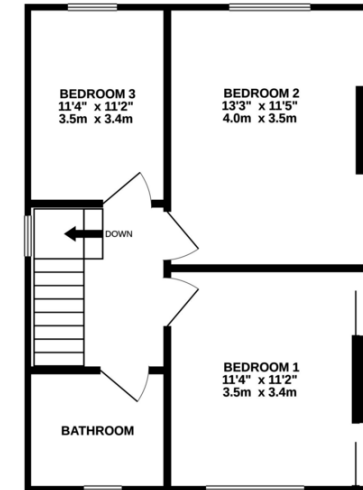
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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GROUND FLOOR



1ST FLOOR



## Sales Office

Alton House,  
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Darlington  
County Durham  
DL1 5NA

## Contact Us

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## Opening Hours

Mon-Fri: 9am - 5pm  
Sat: 9am - 1pm