



1 Hill Garth, Darlington Asking Price £250,000

Situated in the tranquil setting of Hill Garth, Darlington, this charming detached house offers a wonderful opportunity for those seeking a family home in a desirable location. Built in 1996, the property boasts a modern design and is situated on a private cul de sac within an exclusive residential development, just off Cockerton Green.

The house features a welcoming entrance hallway, two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen is perfect for family meals and gatherings. With three comfortable bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own space. The property also includes two bathrooms, adding convenience for busy mornings and family life.

One of the standout features of this property is that it is offered for sale with no onward chain, making the buying process straightforward and hassle-free. This is an ideal opportunity for first-time buyers, families, or those looking to downsize without the stress of waiting for another property to sell.

The location is particularly appealing, offering a peaceful environment while still being close to local amenities and transport links. Hill Garth is a sought-after area, known for its friendly community and proximity to schools, parks, and shops.



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General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire a three bedroom detached residence occupying a most pleasing position on Hillgarth within the ever popular Cockerton area of Darlington.

The property was constructed by Bussey Armstrong in 1996 and is situated on a popular residential development

Gas fired central heating

Double glazed windows throughout

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Occupying a pleasing position and conveniently located within a short walking distance from Cockerton Village where you will find numerous amenities. Darlington's town centre is also close at hand. The property is ideally situated for accessing first class local schools including Mowden Infant and Junior School, Holy Family Primary School and Cockerton Primary School. The property is well placed for travel to the business and commercial centres throughout the region via the A1(M) and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from Newcastle and Teesside Airports.

Entrance Hallway

The property is entered through a composite door leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring.

Cloakroom

The cloakroom is warmed by a central heating radiator and is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room

21'7" x 9'4"

The living room is situated to front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window, a feature fire surround and a gas fire. Wood framed double glazed doors lead into the conservatory.

Conservatory

6'8" x 9'10"

The Amdega conservatory offers views overlooking the rear garden. The conservatory benefits from a tiled floor, wood framed double glazed windows and French doors which lead into the rear garden.

Kitchen

11'6" x 8'0"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from laminated flooring, a cupboard providing useful storage, an electric oven and hob with overhead extractor hood and a wood framed double glazed window overlooking the rear of the property. A door leads into the integral garage

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

9'3" x 14'7"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

Bedroom Two

15'4" x 8'2"

Situated to the front elevation of the property a double bedroom warmed by a central heating radiator and benefiting from a built in cupboard providing useful storage, a UPVC double glazed window and an adjoining en suite shower room.

En Suite Shower Room

The en suite shower room is warmed by a central heating radiator, has a tiled floor, a Velux window overlooking the rear of the property and is fitted with a suite comprising of a shower cubicle with shower.

Bedroom Three

12'1" x 10'2"

A further bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a wood framed double glazed window overlooking the rear elevation of the property.

Bathroom

The bathroom has a wood framed double glazed window overlooking the rear of the property, laminated flooring and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC..

Externally

Externally to the front of the property there is a large block paved driveway providing off road car parking, a garden which is laid to lawn and a single garage with up and over door. To the rear of the property there is a paved garden which has been designed for low maintenance.

