



## **3 Raby Cottages , Denton, Darlington**

### **Asking Price £185,000**

Situated in the idyllic hamlet of Denton, approximately five miles from Darlington, this delightful house presents a wonderful opportunity for those seeking a home filled with character. The property boasts a rich history and an abundance of charm that is sure to captivate potential buyers.

This residence features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The property also includes a bathroom, providing convenience and comfort for everyday living. The inviting reception rooms serve as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and hassle-free purchasing process. This is particularly advantageous for those eager to move in without delay.

The house is set in a pleasant neighbourhood, providing a sense of community while still being conveniently located for access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this charming home in Denton is a must-see. With its unique character and practical layout, it promises to be a delightful place to call home.



# 3 Raby Cottages , Denton, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN  
A fantastic opportunity has arisen to acquire a two bedroom cottage occupying a most pleasing position within the small and highly desirable hamlet of Denton approximately 5 miles from Darlington  
Oil Fired Central Heating  
Council Tax Band B  
We welcome viewings at the earliest opportunity to avoid disappointment

## Location

The property is situated within the small farming hamlet of Denton a short distance to the north-west of Darlington between Walworth to the east and Summerhouse to the west. Houghton-Le-Side lies to the north and Piercebridge to the south. The village is home to approximately 18 houses, new and old, all surrounding Denton Hall Farm and contained within the vast Raby Estate. Denton is an idyllic village in the heart of the Countryside and is conveniently located to numerous amenities in Darlington Town Centre which is approximately five miles away.

## Entrance Hallway

The property is entered through a wooden door leading into a welcoming entrance hallway.

## Lounge

13'3" x 15'2"

The lounge is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a bay window, solid oak wood flooring, an understairs cupboard providing useful storage and a multi-fuel burner into chimney recess.

## Kitchen / Dining Room

17'2" x 10'2"

The kitchen is fitted with a comprehensive range of solid oak wall, floor and drawer units with a contrasting worktop incorporating a stainless steel sink and drainer. The kitchen benefits from a tiled floor, an integrated dishwasher, a four

ring ceramic hob, plumbing for an automatic washing machine, space for a fridge freezer and two windows overlooking the rear of the property. A door leads out to the rear garden.

## Conservatory

8'0" x 11'9"

With a tiled floor and door to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing

## Bedroom One

13'5" x 10'2"

A double bedroom warmed by a central heating radiator and benefiting from a window to the front elevation, an original fireplace and built in cupboard providing useful storage.

## Bedroom Two

13'2" x 9'1"

A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a window and an original fireplace.

## Bathroom

The bathroom is fitted with four piece suite comprising of a shower cubicle with shower, a panelled bath, a low level WC and a wash hand basin. The bathroom is warmed by a towel radiator and benefits from tiled walls a tiled floor and an obscure window to the rear.

## Externally

Externally to the front of the property there is a small enclosed garden and a driveway providing off street parking. There is a side access leading to a side patio garden. To the rear of the property there is an enclosed courtyard which is laid to gravel designed for low maintenance.

