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22 The Green, Piercebridge, Darlington
Offers Over £199,950

Situated in the charming village of Piercebridge, Darlington, this delightful two-bedroom cottage offers a perfect blend of charm and character. The property features a well-appointed reception room that invites relaxation and social gatherings.

The cottage boasts two spacious bedrooms, providing ample space for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for both residents and guests alike. The thoughtful layout maximises the use of space, making it an ideal home for individuals, couples, or small families.

One of the standout features of this property is its appealing location within the picturesque village, known for its tranquil atmosphere and scenic surroundings. The cottage is offered for sale with no onward chain, allowing for a smooth and straightforward purchasing process.

This property presents a wonderful opportunity to embrace village life while still being within easy reach of local amenities and transport links. Whether you are looking for a new home or a charming retreat, this cottage in Piercebridge is sure to impress.

22 The Green, Piercebridge, Darlington

General Remarks
Offered For Sale with NO ONWARD CHAIN
A superb opportunity has arisen to acquire a two bedroom cottage occupying a most pleasing position on The Green within the delightful Village of Piercebridge
Oil fired central heating
Council Tax Band C
We recommend viewings at the earliest opportunity to avoid disappointment

Location
Piercebridge is one of the most sought after villages in the district with a delightful village green. Piercebridge lies on a particularly attractive stretch of the River Tees. The village offers a range of amenities including a superb farm shop and tea room. There is a separate butchers shop which sells organic produce and a Post Office. There is also a mobile dry cleaning/laundry service. The nearest doctors surgery is in Gainford. The nearest dentists surgery is in Darlington or Barnard Castle. The village is home to The George Hotel which is a traditional coaching inn and The Fox Hole public house and restaurant. The surrounding countryside is perfect for outdoor enthusiasts as the property is well located for walking on the Teesdale Way, cycling and horse riding with quiet country lanes and beautiful scenery. The nearby market towns of Barnard Castle and Darlington offer a wider range of facilities including shops, bars, restaurants and leisure facilities. For schooling there is a primary school at High Coniscliffe, while secondary schooling is available at Staindrop and Darlington. The prestigious Barnard Castle School is close by providing private education. For the commuter the A66 and A1(M) provide excellent road links throughout the region. The railway station at Darlington provides main line services and both Newcastle and Teesside Airports are easily accessible.

Entrance Porch Way
The property is entered through a wooden door leading into an entrance porch way. The porch way benefits from laminated flooring.

Entrance Hallway
A welcoming entrance hallway warmed by a central heating radiator and benefiting from laminated flooring.

Living Room
14'2" x 13'3"
The living room is situated to the front elevation of the property and offers an abundance of natural light. Warmed by a central heating radiator and tastefully decorated the living room benefits from laminated flooring and a feature fire place.

Kitchen
11'5" x 14'2"
The kitchen is fitted with a range of units with contrasting worktops incorporating a ceramic sink. The kitchen is warmed by a central heating radiator and benefits from laminated flooring, a UPVC double glazed window and plumbing for an automatic washing machine. A door leads out to the rear garden.

Bedroom One
15'7" x 10'0"
A double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

En Suite Shower Room
The En Suite shower room is warmed by a central hearing radiator, has a UPVC double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Two
10'5" x 12'5"
A further double bedroom warmed by a central heating radiator and benefiting from a window to the front elevation of the property and a cupboard providing useful storage.

Bathroom
The bathroom is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC. The bathroom benefits from laminated flooring and a UPVC double glazed window.

Externally
Externally to the front of the property there is a gravelled garden designed for low maintenance. To the rear of the property there is a courtyard, a garden which is laid to lawn and a single garage.

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