



22 Dene Grove, Darlington £995 Per Month

Situated in the charming Cockerton area of Darlington, this delightful three-bedroom semi-detached house on Dene Grove presents a fantastic opportunity for those seeking a comfortable and inviting home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, allowing for a versatile living space that caters to modern family life.

Beautifully presented throughout, this residence exudes warmth and character, making it an ideal choice for families or professionals alike. The well-appointed bathroom and three generously sized bedrooms ensure ample space for everyone, providing a perfect sanctuary to unwind after a long day.

The location is particularly appealing, situated in a sought-after neighbourhood known for its community spirit and convenient amenities. With local shops, schools, and parks within easy reach, this property offers both tranquillity and accessibility.

We highly recommend scheduling a viewing at your earliest convenience to fully appreciate the charm and potential of this lovely home. Do not miss out on the chance to make this delightful property your own.



22 Dene Grove, Darlington

General Remarks

A superb opportunity has arisen to rent a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Dene Grove within the ever popular Cockerton area of Darlington.

Gas fired central heating

UPVC double glazed windows throughout

Council Tax Band C

The property is furnished

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Dene Grove occupies an extremely pleasing position situated within walking distance of an extremely good range of local shops and amenities at Cockerton Village. A more comprehensive range of shopping and recreational facilities and amenities are available in Darlington Town Centre. The property is in a good catchment area for first class local schools and for the commuter it is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66.

Entrance Hallway

The property is entered through a part glazed wooden door with a double glazed window to the side leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from stripped wood floor boards.

Living Room

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a traditional log burning stove set on a slate hearth.

Dining Room

The dining room is situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from stripped wood floor boards and UPVC double glazed French doors with double glazed windows to the side elevation.

Kitchen

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a sink and drainer. The kitchen benefits from a tiled floor, tiled splashbacks, a UPVC double glazed window and a number of integrated appliances including a fridge freezer, a gas cooker and hob and a dishwasher.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

Bedroom Two

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated and benefiting from stripped wood floor boards and a UPVC double glazed window.

Bedroom Three

A single bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Shower Room

The shower room is warmed by a towel radiator, has stylish vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a walk in shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

Externally

Externally to the front of the property there is a driveway providing off road car parking, a garden which is laid to lawn and complimented with a variety of plants and shrubs and a single garage with plumbing for an automatic washing machine / dryer. To the rear of the property there is a spacious rear garden which is laid to lawn and complimented with an abundance of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

