

**\*\* MODERN FAMILY HOME \*\* \*\* REAR GARDEN \*\* \*\* CLOSE TO LOCAL AMENITIES \*\***  
**\*\* EN-SUITE TO MASTER BEDROOM \*\***

We are pleased to bring to the market this semi detached property located on the popular Oakfield Lodge development.

It lies within easy reach of amenities at Cockerton village, good transport links to the A1(M) and a short drive to the town centre.

The property comprises of an entrance hall, lounge with patio doors, a spacious modern kitchen with room for a table and chairs, ground floor w.c. To the first floor there are two bedrooms, bathroom/w.c. and a study. The master bedroom to the top floor has an en-suite.

Please Note: EPC Rating B. Council Tax Band C. Freehold basis  
Contact Smith and Friends, Darlington for a viewing

**Mannerton Grove, Darlington, DL3 0AR**

**3 Bed - House - Semi-Detached**

**£199,995**

**EPC Rating: B**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

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Entrance Hall

Lounge  
14'7" x 11'8" (4.45m x 3.56m)

Kitchen/Diner  
11'6" x 13'5" (3.53m x 4.10m)

Ground floor w.c.

First Floor Landing

Bedroom  
8'8" x 14'6" (2.65m x 4.43m)

Bedroom  
8'0" x 9'2" (2.45m x 2.80m)

Study  
6'2" x 5'9" (1.89m x 1.77m)

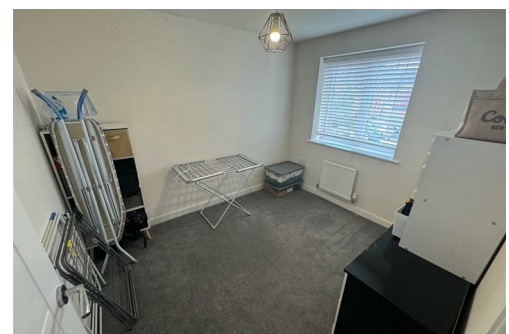
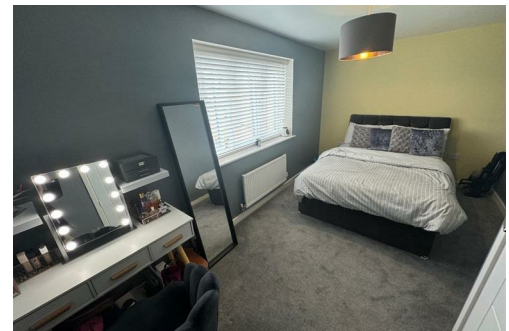
Bathroom/w.c.

Master Bedroom  
12'8" x 14'7" (3.88m x 4.45m)

En-suite shower room  
7'8" x 5'11" (2.34m x 1.81m)

Front External

Rear garden

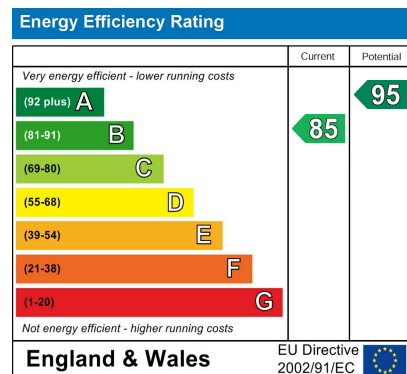


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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