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Spa Road  
Gainford, Darlington, DL2 3EB

**Offers in the region of £190,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



**Charming and characterful cottage with two double bedrooms plus attic room currently used as a study, south facing rear courtyard and single garage.**

**\*\* GARAGE \*\* WITH ELECTRIC DOOR.** Superb opportunity to purchase this stone built cottage in a village location, retaining many period features all adding to the charm and character of this delightful home. Entrance hall with stairs giving access to the first floor, light and airy living room with feature oak fire surround together with multi-fuel stove, useful understairs storage cupboard and feature shelving to alcove, kitchen diner is an ideal area to entertain, the kitchen having Belfast sink together with quality units, feature tiled flooring and stable door giving access to south facing rear courtyard. To the first floor there is a landing area, bathroom/WC with contemporary white suite with overhead shower and feature tiling, two sizeable double bedrooms. To bedroom one there is a fixed staircase giving access to an attic room with Velux windows and storage into the eaves. Enclosed south facing courtyard and good sized single garage with electric door, power, lighting, water, storage cupboards and useful handy utility area with plumbing and space for washing machine.







- Charming country cottage
- Two double bedrooms
- Rear courtyard
- Ready to move into
- Forecourt to front

- Retaining many period features including internal doors
- Attic room
- Garage with electric door
- Picturesque village location

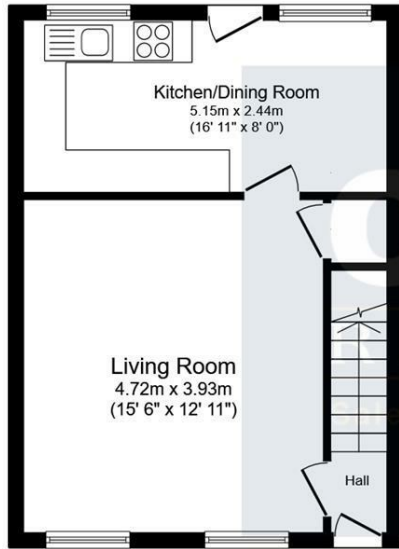
#### **GENERAL INFORMATION**

Tenure: Freehold

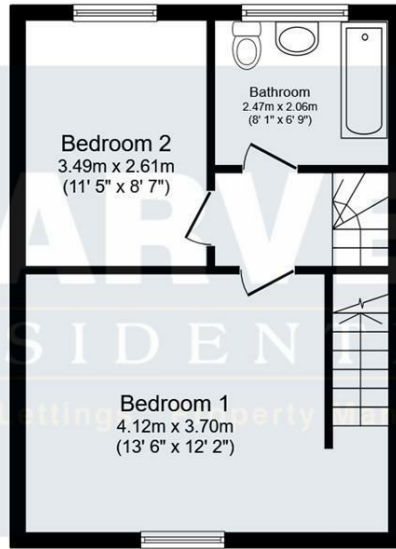
Services: Gas central heating, mains electric, water and drainage.

Double Glazing

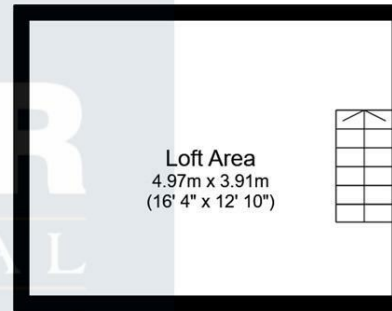
Local Authority: Darlington Borough Council (Tax Banding C)



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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