



ANN  **CORDEY**
ESTATE AGENTS

8 Skeldale Grove, Darlington, County Durham, DL3 0GW
Offers In The Region Of £119,950

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*****MUST VIEW***** Beautifully presented Two Bedroomed Semi-Detached Residence situated in the very popular Oakfield Lodge development

Warmed by Gas Central Heating, with the benefit of Double Glazing and a Security System, the immaculately presented accommodation briefly comprises: Entrance Hallway opening into the tastefully decorated Lounge, enjoying an outlook to the front and featuring an attractive fire surround with Chrome Living Flame electric fire, and spindle balustrade staircase to the first floor, Kitchen/Diner, which is fitted with a range of white units and integrated appliances.

To the first floor there is a Landing area Two Bedrooms and a refitted Bathroom/wc with a white suite and chrome Power shower.

Externally, the gardens to the front are open plan and laid to lawn and the driveway allows off street parking. The rear gardens are enclosed by fencing and laid to lawn with borders and decking.

ENTRANCE HALLWAY

Opening into the:

LOUNGE

15'3" x 12'6" (4.65m x 3.81m)

Tastefully decorated with double glazed window to the front aspect, attractive fire surround with Chrome electric Living Flame fire, wall lights with matching centre light fitting, spindle balustrade staircase leading to the first floor and coving to the ceiling.

KITCHEN/DINER

12'6" x 8'10" (3.81m x 2.69m)

Fitted with a range of white gloss wall, floor and drawer units, work preparation surfaces, stainless steel sink unit, chrome extractor hood, gas hob with chrome splashback, fitted electric oven, integrated fridge, plumbing for an automatic washing machine, ceramic tiled floor, double glazed window and double glazed door opening to the rear aspect.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, smoke alarm and access via pull-down ladder to the full boarded attic with shelving and light.

BEDROOM 1

12'6" x 9' (3.81m x 2.74m)

Double glazed window to the rear aspect.

BEDROOM 2

12'9" x 7'7" (3.89m x 2.31m)

Very pretty room with double glazed window to the front aspect and built-in cupboard.

BATHROOM/WC

Refitted with a white suite, comprising safety panel bath with chrome Power shower and glass shower screen, w/c, handbasin, chrome heated towel rail, extractor fan and down lighting to the ceiling.

EXTERNALLY

The gardens to the front are open plan and laid to lawn and the driveway allows off street parking. The rear gardens are enclosed by fencing and laid to lawn with borders and decking.





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



