



Ann Cordey
ESTATE AGENTS

8 Conyers Avenue, Darlington, County Durham, DL3 9DB
Offers In The Region Of £240,000



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Situated in the Mowden development of Darlington and having versatile accommodation. We have the pleasure in offering for sale this 3/4 bedroom semi-detached residence.

The property has been extended to the ground floor which allows for a spacious hallway with the original garage having been converted into a sitting room or ground floor bathroom. The property is in ready to move into order and is positioned within gardens to the front and rear there is also a driveway for off street parking.

Warmed by gas central heating and fully double glazed. The property will have great appeal in today's market for those wanting access to the well regarded schools of the area.

There is a host of local shops within walking distance and two popular pubs/restaurants.

TENURE: FREEHOLD
COUNCIL TAX C

ENTRANCE HALLWAY

The smart composite door opens into the spacious reception hallway which has practical laminate flooring and a staircase leading to the first floor. There is access to the converted garage room and to the lounge/diner

LOUNGE

16'0" x 13'6" (4.90 x 4.12)

A spacious reception area, light and bright having a UPVC window to the front aspect, the laminate flooring from the hallway has been continued and there is a wall mounted gas fire to the chimney breast. The room is open plan to the dining area.

DINING AREA

8'4" x 7'6" (2.56 x 2.29)

Open plan and leading to the kitchen and having access to the conservatory.

KITCHEN

8'9" x 10'1" (2.69 x 3.08)

The kitchen is fitted with a range of beech effect wall, floor and drawer cabinets and are complimented by matching work surfaces.

There is an integrated electric oven and gas hob with the extractor fan and stainless steel sink unit. There is access from the kitchen to a useful utility area.

UTILITY

9'10" x 6'10" (3.00 x 2.09)

Having further storage units and work surfaces and plumbing for an automatic washing machine the BAXI central heating boiler is situated here and there is a UPVC window to the side and a door leading out to the rear

GROUND FLOOR CLOAKS WC

Convenient in any family home and having a white WC and hand basin.



CONSERVATORY

11'10" x 10'0" (3.62 x 3.07)

UPVC Framed and a great addition to the home offering extra space and a pleasant area in which to enjoy views of the garden, having practical laminate flooring.

SITTING ROOM/BEDROOM FOUR

11'10" x 7'2" (3.61 x 2.20)

Adapted from the original garage, versatile accommodation has been added to the home and the room has a UPVC to the front aspect and laminate flooring.

FIRST FLOOR LANDING

The landing accesses the three bedrooms and the bathroom WC and has access to the loft via a pull down ladder

BEDROOM ONE

12'8" x 8'1" (3.87 x 2.47)

A generous double bedroom overlooking the front aspect and having fitted wardrobes.

BEDROOM TWO

11'5" x 9'11" (3.48 x 3.04)

A further double bedroom having a UPVC window to the rear and again enjoying fitted wardrobes.

BEDROOM THREE

8'0" x 6'6" (2.45 x 2.00)

The third single room is a good size, over looks the front aspect and has a fitted single bed base unit and over-stairs cupboard.

BATHROOM WC

Upgraded and fitted with a modern four piece suite which allows for a paneled bath and a separate shower cubicle with a mains fed shower. There is a low level WC and the hand basin is situated within a grey vanity unit and the room has been finished with modern and stylish ceramics.

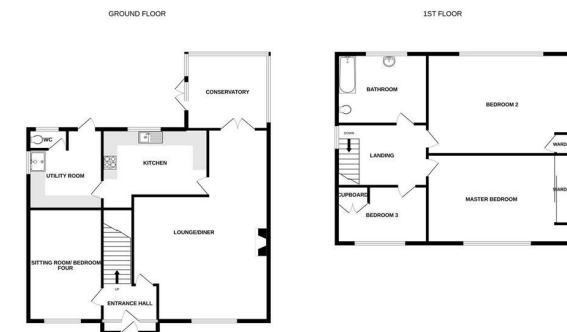
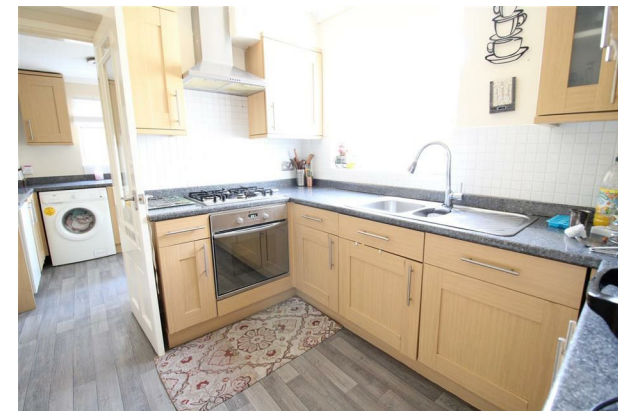
EXTERNALLY

The front of the property is open plan and mainly laid to lawn and there is a driveway for off-street parking and a electricity point.

The rear garden itself again is laid to lawn and has a patio seating area and established borders with a timber shed provides storage.

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.



*We have carried out a visual inspection of the property and have not carried out any structural or other surveys. We are not responsible for any inaccuracies in the information provided in these particulars. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	



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