



*Ann Cordey*  
ESTATE AGENTS

22 Whitebridge Drive, Darlington, DL1 3TY  
Offers In The Region Of £185,000



## 22 Whitebridge Drive, Darlington, DL1 3TY

The owner of this property has lived here for a number of years, and you can see why. When you get it right you need a very good reason to leave. The property at Whitebridge Drive is located at the end of a cul-de-sac tucked away within the Ashbrook Development in the Houghton/Whinfield area of town. It also has the advantage of looking out onto an open space at the front and with the suntrap rear garden not being directly overlooked making it very private. The kerb appeal of the property is immediate with a well kept garden and driveway and sets the tone for the internal inspection.

The property has been much improved and is immaculately presented. The feeling of space is evident with the ground floor accommodation briefly comprising of: reception hallway, spacious lounge which is open plan to a dining area. The kitchen has been refitted with a high quality range of cabinets and leads through to a convenient ground floor WC.

To the first floor there are three well proportioned bedrooms, the master bedroom enjoying ensuite facilities which have also been upgraded along with the family bathroom. The property is ready to move into order and is warmed by gas central heating and fully double glazed. The driveway provides off street parking and this is in addition to the integral GARAGE (which measures 4.93m x 2.17m) and has an up and over door and has direct access to the kitchen. The central heating boiler is situated here and also plumbing for an automatic washing machine. There is also an electric vehicle charging point.

The location within the Ashbrook development is tranquil and yet convenient popping out from the estate onto direct bus route, walking distance to schools, shops and major supermarkets and excellent transport links towards Teesside and the A1M. There is a local park with large green space, country walks and a local golf club too.

TENURE: Freehold  
COUNCIL TAX

### RECEPTION HALLWAY

A smart composite door opens to the reception hallway which has the staircase to the first floor and a door leading to the lounge.

### LOUNGE

**15'1" x 9'10" (4.62 x 3.02)**

A welcoming reception room with views across trees and greenbelt to the front. There is a feature fireplace to provide a focal point and electric fire to cast a cosy glow when needed. The room is open plan to the dining room.

### DINING ROOM

**11'1" x 7'9" (3.38 x 2.38)**

Having a lovely feature of a walk in bay window to the rear aspect the dining room can easily accommodate a family table. The wall has been opened up slightly to provide a breakfast bar for informal dining and looks through to the kitchen.

### KITCHEN

**11'11" x 8'0" (3.64 x 2.45)**

The kitchen has been upgraded with a high quality range of cabinets with complementing gloss worksurfaces and ceramic sink. The integrated appliances include an electric oven and electric hob and fridge freezer. There is a personnel door for ease of access to the garage and a door leading out to the rear garden. There is also a window taking in views of the pretty rear garden. A further door leads to a handy ground floor cloaks/WC.



## CLOAKS/WC

With low level WC and handbasin and finished with easy to maintain wall panelling.

## FIRST FLOOR

### LANDING

Leading to all three bedrooms and to the bathroom/WC.

### BEDROOM ONE

10'10" x 10'0" (3.32 x 3.07)

A well proportioned double bedroom which faces the front aspect. The principal bedroom of the home enjoys a dressing area with fitted wardrobes and ensuite facilities.

### ENSUITE

Refitted and comprising a mains fed 'power shower', WC and handbasin within a vanity storage cabinet.

### BEDROOM TWO

9'6" x 7'9" (2.92 x 2.38)

A second double bedroom, this time overlooking the rear aspect.

### BEDROOM THREE

9'10" x 6'7" (3.02 x 2.01)

A good sized single bedroom, again overlooking the rear.

### BATHROOM/WC

With a statement, free standing bath, WC and handbasin positioned within vanity storage cabinet. The bathroom has also been upgraded and finished with stylish and modern tones.

## EXTERNALLY

The property is a mid-terrace with a property to each side. The front garden is open plan with established plants and shrubs providing interest. The driveway allows for off street parking with an electric vehicle charging point and this is in addition to an integral garage (which measures 4.93m x 2.17m) and has an up and over door, light and power. There is also plumbing for an automatic washing machine.

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

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TOTAL FLOOR AREA: 2109 sq ft (206.0 sq m) approx.  
What every agent has been made to check the accuracy of the figures contained here. Measurements of areas, volumes, masses and other data are approximate and are intended to guide the eye. They are not guaranteed. The accuracy, systems and apparatus used have not been tested and the publisher assumes no responsibility for any errors.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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