Ann Cordey
ESTATE AGENTS

8a Westbrook, Darlington, DL3 6TD

Offers In The Region Of £250,000

8a Westbrook, Darlington, DL3 6TD

A street steeped in rich Darlington history and prominent within the historical world's first passenger railway journey. Westbrook boasts a number commanding townhouses, several being of individual design and build and all boasting immense character. One of which is number 8a, which we are bringing to the market in ready to move into order whilst also offering a new owner the potential to make the home their own.

The generous accommodation is set over four floors with modern convenience blending seamlessly with the characterful origins of the home. Ideally placed for walking distance to local shops, schools the town centre and a major supermarket. There are regular bus services and excellent transport links also. North Road train station is close by and Darlington's 'Hopetown' musuem celebrating the town's railway heritage is very close by.

The current vendors have improved the property during their ownership which includes a rewire. 8a Westbrook is well presented and finished with stylish decor in period tones which really complement the high ceilings and original features. A brief summary of the accommodation is as follows: The original front door opens into the reception hallway and the lounge is to this floor along with a study/utility room. A rear hallway has access to the garden. Steps down to the basement arrive at the kitchen and dining area and there is a handy WC. On the return landing towards the first floor there is a WC and bath, leading to a double bedroom. On the first floor there is the principle bedroom and family bathroom. Stairs from this floor lead up to the second floor where there are two further bedrooms, which are serviced by a shower room/WC with electric shower.

Externally the front of the property is enclosed by a brick built wall with wrought iron railings. There is a garden to the rear which is screened with the stone wall of the coal drops from the original Darlington to Stockton Railway. The garden is paved with raised garden beds and a useful storage shed which has electric supply.

The property is heated by gas central heating with the central heating boiler being installed in October 2021.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY
The original wooden front door opens into the welcoming reception hallway which has the original mahogany balustrade staircase to the first floor. There are original floor tiles protected by a modern wood style laminate. There is access to the lounge, to the rear hallway and there is a WC with bath on the half landing to the first floor.

LOUNGE
21'9" x 14'11" (6.64 x 4.55)
A well proportioned and tastefully decorated reception room with stripped and polished floorboards and a walk in bay window to the front aspect. A brick built fire surround is at the heart of the home with a gas burning stove to cast a cosy glow. The intricate coving remains and is a lovely feature of the room.

REAR HALLWAY
With access to the study/utility room and steps down towards the basement where you will find the kitchen.

STUDY/UTILITY ROOM
With two windows to the side aspect and a door leading out to the rear courtyard. The room is currently used as a home office and has plumbing for an automatic washing machine and a built in cupboard which houses the central heating boiler.

BASEMENT

KITCHEN
21'1" x14'3" (6.44 x4.36)
The kitchen is of a good size and comprises of a range of wooden veneer, wall, floor and drawer cabinets with complementing worksurfaces. There is an integrated fridge and the gas range cooker is also included in the sale. A 'Jaipur' stone tiled floor is a stunning feature within the room and there is a large walk in half-bay window with a single door access to the front aspect, a useful built in storage cupboard and a convenient WC.

FIRST FLOOR

BATHROOM/WC
With a smaller bath, low level WC and hand basin and the lovely feature of a stained glass window.

BEDROOM ONE
21'5" x 15'4" (6.54 x 4.69)
A generous principal bedroom with a walk in bay window to the front aspect and high ceiling.

BEDROOM THREE
11'8" x 10'2" (3.56 x 3.12)
A good sized bedroom this time with a bay window to the side.

FAMILY BATHROOM/WC
A statement bathroom with a clawfoot bath, WC and handbasin. There is a sash window and the room has been finished in easy to maintain wall panelling.

SECOND FLOOR

BEDROOM TWO
20'8" x 11'11" (6.31 x 3.65)
A large bedroom or versatile space overlooking the front aspect recently decorated and carpeted.

BEDROOM FOUR
10'6" x 6'9" (3.22 x 2.06)
A single bedroom with a window to the front aspect.

SHOWER ROOM/WC
With an electric shower, pedestal handbasin and WC

EXTERNALLY
The front of the property is enclosed by a brick built wall and a wrought iron gate with stairs to the property. The garden to the rear has the back drop of the stonewalls of the coal srops and is mostly paved with raised garden beds. There is potential for a lawned area and there is a useful storage shed.

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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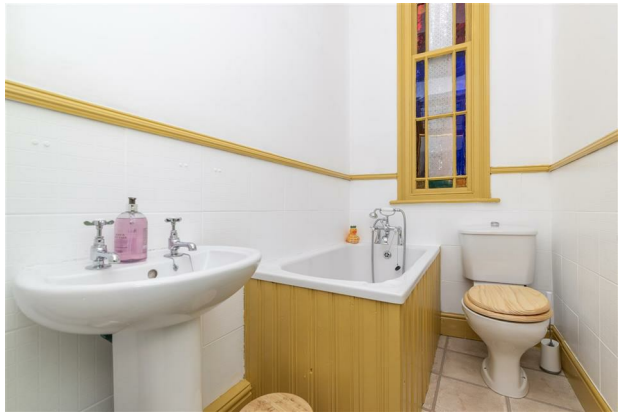

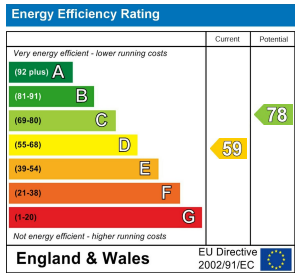

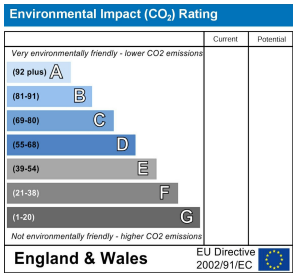

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