



## **38 SURTEES STREET, DARLINGTON, DL3 6PP**

### **Offers In Excess Of £80,000**

Targeted towards the investor, this property has been a successful long term let and is offered for sale with no onward chain. Situated in a prime location which is convenient for the local shops, amenities and schools of the area. Also being close to regular bus routes and excellent transport links.

The mid terraced residence has a spacious lounge leading through to a kitchen diner which overlooks a larger than average courtyard with mature garden beds. To the first floor there are two bedrooms which are serviced by a jack and jill shower room/wc.

Warmed by gas central heating and being fully double glazed.



## ENTRANCE VESTIBULE

A composite door opens into the vestibule which in turn has a door opening into the lounge.

## LOUNGE

**13'10" x 11'8" (4.23 x 3.58)**

A sizeable reception room with a window to the front aspect a gas fire is to the heart of the room and a built in cupboard houses the utility meters. A door leads through to the staircase to the first floor and to the kitchen.

## KITCHEN

**11'2" x 8'5" (3.42 x 2.57)**

The kitchen is fitted with a range of wall, floor and drawer cabinets with fitted worksurfaces. There is a free standing gas cooker and plumbing for an automatic washing machine. A large under stairs recess provides further storage and the room has two windows and a door to the rear courtyard.

## FIRST FLOOR

### LANDING

The landing leads to both of the bedrooms.

### BEDROOM ONE

**14'0" x 11'5" (4.28 x 3.50)**

A generous double bedroom with fitted wardrobes and a window to the front aspect. A door from the bedroom leads to the 'jack & jill' style shower room/wc.

### SHOWER ROOM WC

Shower cubicle with mains fed shower, pedestal handbasin and WC. Finished with tiled ceramics and having doors to both bedrooms.

### BEDROOM TWO

**8'7" x 6'11" (2.64 x 2.13)**

Bedroom two is to the rear of the property and also has access to the shower room.

### EXTERNALLY

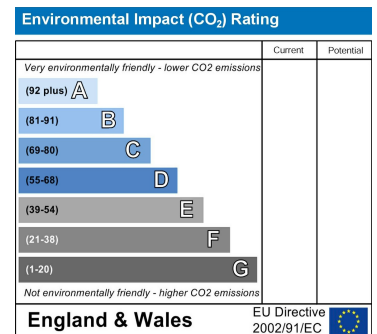
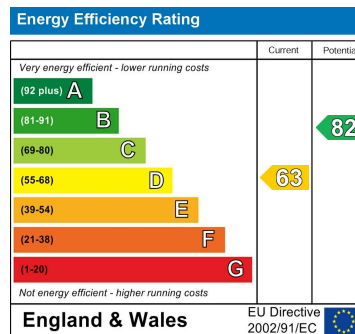
A larger than average courtyard is to the rear of the property with mature plants and trees to the garden bed. There is also a timber shed and gates to the rear service lane.

GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
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