



Ann Cordey
ESTATE AGENTS

9 Humber Place, Darlington, DL1 5TJ
£129,950



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The property at Humber Place is positioned within a cul-de-sac location and offers substantial family accommodation and having the benefit of a ground floor shower room/WC and an upstairs bathroom/WC. The lounge/diner is spacious allowing for plenty of soft seating and a family dining table.

The kitchen is well planned and fitted with an ample range of wall, floor and drawer cabinets and appliances. To the first floor there are three well proportioned bedrooms along with the bathroom.

Externally the property sits in a generous plot with the front being block paved for off street parking and access to the purpose built detached GARAGE. The rear garden is mainly laid to lawn and is enclosed by fencing and not overlooked at the rear.

The location within the South Park area of Darlington is within walking distance to local shops and schools, there are regular bus services and excellent transport links to the A1M and A66. And of course Darlington's historic South Park is close by.

The property is warmed by gas central heating and is double glazed.

TENURE: Freehold
COUNCIL TAX: A

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway which has the staircase to the first floor and leads to the lounge, kitchen/diner and shower room/wc.

SHOWER ROOM /WC

A convenient addition to the ground floor accommodation with single shower cubicle with electric shower, pedestal handbasin and WC and the room has been finished in UPVC cladding.

LOUNGE/DINER

15'9" x 13'8" (4.81 x 4.18)

A generous reception room with a square bay to the front aspect and spacious enough for soft seating and a family dining table.

KITCHEN

19'0" x 9'5" (5.81 x 2.88)

The kitchen is also of a good size and fitted with an ample range of wall, floor and drawer cabinets in a grey gloss and having marble effect worksurfaces with a breakfast bar for informal dining. The freestanding gas cooker is included in the sale. The room has two windows to the rear aspect and a door leading to the rear aspect.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is also a handy over the stairs storage cupboard.

BEDROOM ONE

13'4" x 10'4" (4.07 x 3.17)

A good size double bedroom with a practical laminate floor and a window to the front aspect.



BEDROOM TWO
10'7" x 8'9" (3.24 x 2.69)

A second double bedroom this time overlooking the rear aspect

BEDROOM THREE
8'8" x 7'4" (2.66 x 2.26)

Bedroom three can also fit a double bed and overlooks the front aspect.

BATHROOM/WC
Comprising a white suite to include panelled bath, pedestal handbasin and WC and again finished with low maintenance panelling.

EXTERNALLY
Set within a generous plot which is block paved to the front allowing for off street parking and ease of maintenance. The brick built detached garage was purpose built and measures 5.21m x 2.51m and has an electric roller door, there is also light and power and a personnel door opening into the rear garden. The rear garden is laid to lawn and enclosed by fencing and is not overlooked to the rear and there is a further storage within the original coal house.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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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13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



