



Ann Cordey
ESTATE AGENTS

21 Hirst Grove, Darlington, DL1 4NX
Offers In The Region Of £145,000



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Situated within a small cul-de-sac within the Eastbourne area of Darlington, we have great pleasure in offering for sale a mature TWO BEDROOMED semi-detached residence. The property has been very well maintained, being in ready to move into order, the property is immaculately presented.

The generous accommodation allows for a lounge, separate dining room and kitchen the addition of a conservatory enhances the space to the ground floor further. To the first floor there are two double bedrooms. The master bedroom being very well proportioned and boasting en-suite shower facilities. There is also a family bathroom/wc.

TENURE: Freehold
COUNCIL TAX: A

The property sits at the head of a cul-de-sac and within gardens to the front and rear. The front garden is enclosed by a brick built wall, with double wrought iron gates opening into the paved driveway which allows for off street parking. the driveway continues to the single GARAGE with light and power and to the rear patio courtyard which is enclosed by fencing.

The location within the Eastbourne area is ideally placed for the local shops and supermarkets of the area, there are schools on hand and regular bus services. Along with a park, access to a large retail park and excellent transport links.

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

The property has been wired to support the fitting of an EV charger.

RECEPTION HALLWAY

LOUNGE
13'3" x 11'10" (4.06 x 3.62)

DINING ROOM
11'1" x 11'0" (3.38 x 3.36)

KITCHEN
10'6" x 5'6" (3.22 x 1.70)

CONSERVATORY
7'11" x 6'5" (2.42 x 1.96)

FIRST FLOOR

LANDING

BEDROOM ONE
14'11" x 10'11" (4.57 x 3.35)

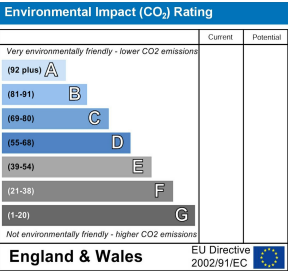
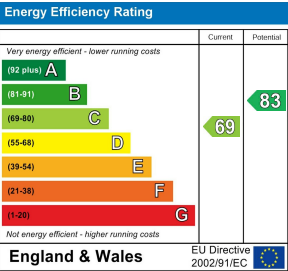
ENSUITE



BEDROOM TWO
12'0" x 11'0" (3.68 x 3.36)

BATHROOM/WC

EXTERNALLY



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.



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