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ESTATE AGENTS

15 Brunel Way, Darlington, DL1 1DX
Offers In The Region Of £145,000



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Occupying a very generous plot and offering lots of potential to extend and improve we offer for sale a most appealing THREE BEDROOMED semi-detached residence situated in a convenient location within the Eastbourne area of Darlington.

The property has been a much loved home for a number of years and is now ready to welcome a new owner who can put their own stamp on the home. The accommodation is light and bright with a good sized lounge to the front and kitchen diner to the rear which overlooks the garden. To the first floor there are three bedrooms and a bathroom/WC.

One of the attractions of this property will the sizeable plot that the property occupies. Having a sizeable front garden which is enclosed with wrought iron railings. The rear garden has a brick built wall enclosing it and is well stocked with mature plants, trees and shrubs. There is a useful timer storage shed and convenient outside water tap. A single gate to the rear opens to the driveway which allows for off street parking for one vehicle secured behind double wrought iron gates. An additional single gate nearer to the property provides access into a further patch of land which is gravelled and is enclosed by timber fencing this leads down to join the driveway and could be developed (subject to planning) to accommodate a garage.



The property is warmed by gas central heating and is fully double glazed. The location is convenient for regular bus services and excellent transport links. Darlington's train station is within walking distance as is the town centre itself. There are also several independent shops and supermarket chains within the Eastbourne area.

TENURE: Freehold

COUNCIL TAX: B

RECEPTION HALLWAY

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

LOUNGE

15'6" x 11'8" (4.73 x 3.58)

A generous lounge with a bay window overlooking the front aspect the room has a practical laminate floor and leads through to the kitchen/dining area.



KITCHEN & DINING ROOM

14'10" x 9'3" (4.53 x 2.83)

The kitchen area is fitted with a range of light oak effect cabinets with complementing work surfaces and stainless steel sink unit. There is plumbing for an automatic washing machine and a window and door the rear aspect. The kitchen area has a tiled floor whilst the space remaining for a dining table has a laminate floor, a further window overlooking the rear garden and access to a handy under stairs storage cupboard.



FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC there is also access to the attic area via a pull down ladder and built in storage cupboard.

BEDROOM ONE

13'7" x 8'6" (4.16 x 2.60)

A good sized double bedroom overlooking the front aspect.

BEDROOM TWO

8'1" x 11'9" (2.48 x 3.60)

Bedroom two is also a generous room, this time overlooking the rear.

BEDROOM THREE

6'5" x 9'5" (1.96 x 2.89)

A single bedroom overlooking the front aspect.

BATHROOM/WC

With panelled bath with over head mains fed shower, pedestal handbasin and WC. The room is finished with tiling and has a window to the rear aspect.

EXTERNALLY

The property occupies a larger than average plot with an enclosed front garden which is laid to lawn and has established trees and shrubs. The rear garden also has an abundance of mature trees and shrubs, a timber shed and secure off street parking for one car. A further strip of land lies between the brick wall enclosing the garden and the boundary fence and this is gravelled and could be developed to allow for a garage (subject to planning being approved)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(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		
<i>Not energy efficient - higher running costs</i>					
England & Wales			EU Directive 2002/91/EC		

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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