



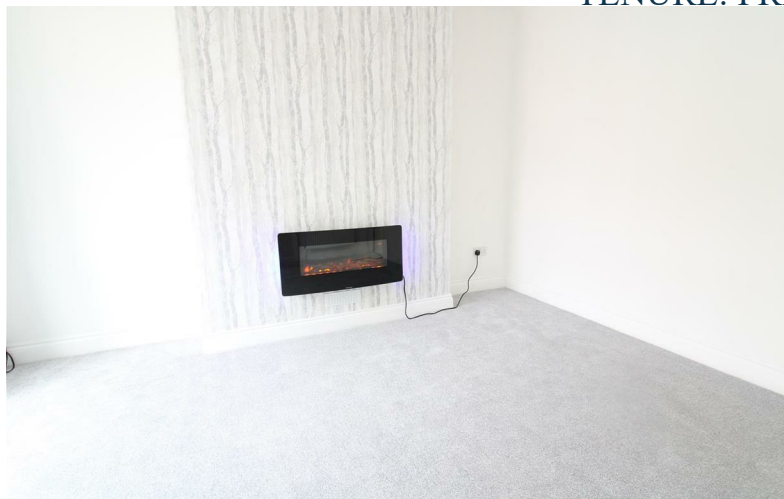
151 CRAIG STREET, DARLINGTON, COUNTY DURHAM, DL3 6HH

Offers In Excess Of £115,000

Situated in the desirable Denes Area of Darlington, having undergone a refurbishment programme, this **TWO BEDROOMED** Terraced property is in ready to move into order and available with no onward chain.

The property offers light and bright, neutrally decorated and carpeted accommodation. With a spacious Lounge, and boasting a refitted kitchen. To the first floor, clever configuration allows for the bathroom to be accessed independently of the bedrooms. Whilst externally there is the desired forecourt, and the yard to the rear is a suntrap, with brick storage shed and up and over garage door.

TENURE: FREEHOLD



Warmed by gas central heating and being fully double glazed throughout, properties in this condition are in high demand in today's market and early viewing is advised.

The Denes area is very convenient for local shops and schools, ease of access to Darlington town centre and also to Cockerton and West Park and under the railway bridge at Whessoe Road to the shops and supermarkets of North Road and there are regular bus services and excellent transport links.

ENTRANCE VESTIBULE

The vibrant red composite entrance door makes a striking statement, and sets the tone for the remainder of the property. Opening into the vestibule, which in turn opens into the lounge.

LOUNGE

15'04" x 13'07" (4.67m x 4.14m)

Light, bright and spacious having a UPVC Bay window to the front aspect. Having been neutrally decorated and carpeted. There is a feature wallpaper to the chimney breast and a wall mounted, electric remote control fire. A bespoke cupboard is built in to house the utility meter.

KITCHEN & DINER

14'01x7;03" (4.29mx2.13m;0.91m)

Having been refitted with a range of wall, floor and drawer cabinets in 'alpine grey' which are complimented in with wood wash effect grey worksurfaces with a stainless steel sink unit. The integrated appliances include an electric oven and electric hob, and in addition there is plumbing for an automatic washing machine.

An understairs recess offers space for further storage and the room easily accommodates a breakfast table.

There is a UPVC window to the rear aspect and a glazed UPVC door that leads out to the courtyard.

The room has been finished with brick bond style tiled surrounds and an attractive laminate flooring.

FIRST FLOOR

LANDING

Leading to the two bedrooms and the bathroom WC.

BEDROOM ONE

13'07" x 10'03" (4.14m x 3.12m)

A well proportioned master bedroom with a UPVC window to the front aspect and one alcove to the chimney breast.

BEDROOM TWO

7'06" x 7'06" (2.29m x 2.29m)

Bedroom two has a UPVC window to the rear aspect and , as with all of the accommodation has been decorated and carpeted.

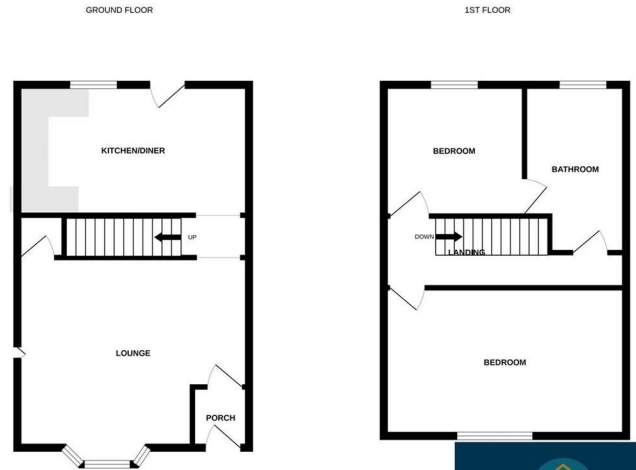
BATHROOM WC

Fitted with a white modern suite which includes a panelled bath and mains fed , over the bath shower and screen. In addition there is a WC and pedestal handbasin. In addition there is a chrome heated towel rail and the room has been finished in grey ceramic tiles.

EXTERNALLY

The property has the desired forecourt, which is enclosed by a brick built wall and a single wrought iron gate. There is a beautiful and well established Lavender bush and the area has slate chippings for ease of maintenance.

To the rear of the property there is an enclosed court yard, which attracts a great deal of the summer sunshine. A brick outbuilding provides storage and an up and over door garage door allows for off street parking should you wish.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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 fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or condition, and they may be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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