



Ann Cordey
ESTATE AGENTS

14 Courtlands Road, Darlington, DL3 9HP
Offers In The Region Of £175,000



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From stepping over the doorstep and into the hallway of this property you are sure to feel it's appeal. Having been a much loved family home for a number of years the property has come to the market with no onward chain.

The accommodation is light and bright, and while some updating is required it is not immediate as the home is immaculately presented having been redecorated and carpeted throughout and being in ready to move into order.

The two reception rooms are good sized rooms with the kitchen having appliances included. To the first floor there are two double bedrooms and a generous third single room which are serviced by a modern shower room/WC.

Externally there are gardens too the front and rear. The front garden is enclosed by wrought iron fencing with double wrought iron gates allowing for off street parking this is in addition to a single GARAGE. The frontage has been well maintained and has an array of pretty flowers and plants welcoming you to the home. Access to the rear garden is through the garage which adds to the security.

The rear garden is enclosed and mainly laid to lawn with borders which mature plants and shrubs and at present a lovely blossom tree. The garage measures (4.75m x 2.34m) and has an up and over door there is also a timber shed for further storage.

The location within the Cockerton area of town is ideal for a host of local amenities including schools, a doctors surgery and shops. There are regular bus services and excellent transport links towards the supermarkets at West Park and towards the town centre, A68 and A1M both North and South.

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

TENURE: Freehold

COUNCIL TAX: B

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway which has the staircase to the first floor and and useful understairs storage cupboard. The hallway leads to both reception rooms and to the kitchen.

LOUNGE

13'9" x 12'2" (4.20 x 3.72)

The first of two reception rooms, the lounge has a walk in bay window to the front aspect and is light and bright. A feature fireplace is to the chimney breast with a gas living flame fire to cast a cosy glow.

DINING ROOM

13'5" x 11'3" (4.10 x 3.45)

A second sitting room or formal dining room again lovely and light with a large window overlooking the rear garden. There is also a brick feature fireplace with gas fire to the chimney breast.

KITCHEN

13'3" x 7'3" (4.05 x 2.21)

The kitchen comprises of an ample range of cream gloss cabinets with complementing work surfaces and stainless steel sink unit. The integrated appliances include an electric oven and hob with the freestanding dishwasher, washing machine and fridge being included in the sale. The wall mounted central heating boiler is also situated here. The room has a window and a door to the side.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the shower room/WC. There is also access to the attic area.

BEDROOM ONE

13'9" x 11'3" (4.21 x 3.44)

The principal bedroom of the home is a generous double bedroom and has the benefit of a range of fitted wardrobes and overlooks the rear aspect.

BEDROOM TWO

11'7" x 11'4" (3.55 x 3.46)

A second double bedroom this time overlooking the front aspect.

BEDROOM THREE

10'2" x 7'2" (3.10 x 2.19)

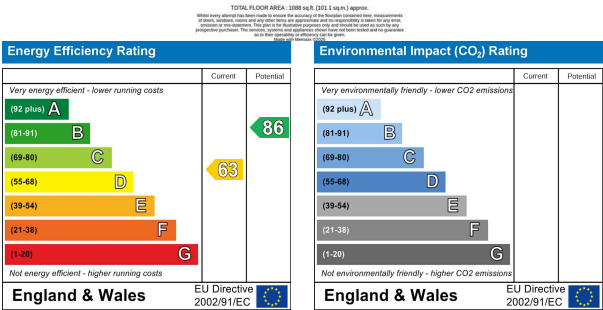
Bedroom three is a well proportioned single bedroom and overlooks the rear aspect.

SHOWER ROOM/WC

The shower room has been refitted with a modern suite which includes a walk in shower cubicle with electric shower. There is also a pedestal handbasin and WC and the room has been finished with tiled surround and has a built in linen cupboard and overlooks the front aspect.

EXTERNALLY

The property sits in gardens to the front and rear. The front garden is enclosed by wrought iron fencing with double wrought iron gates for off street parking. There is a single garage which measures (4.75m x 2.34m) and has a up and over door, light and power and a personnel door leading to the rear garden. The rear garden is a nice size and enclosed by fencing. Mainly laid to lawn with established borders with an array of established plants and shrubs to provide colour and interest throughout the seasons. There is also a useful timber storage shed and a paved patio seating are which continues round to access the garage.



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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