



Ann Cordey
ESTATE AGENTS

17 Redwood Close, Darlington, DL1 4WA
Offers In The Region Of £135,000



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Situated at the head of a cul-de-sac within the Eastbourne area of Darlington. Redwood Close is a modern TWO BEDROOMED semi-detached residence which has the added benefit of added garden room with log burning stove.

The property is in ready to move into order, with good sized lounge, handy ground floor cloaks/wc, the kitchen has ample cabinets with space for a dining table also. This room is open plan to the garden room. To the first floor there are two double bedrooms and a refitted shower room/wc.

Externally the property sits in a nice spot within the street, with a lawn to the front and driveway for off street parking. There is also a single GARAGE. The garden to the rear is of a nice size and quite private, enclosed by fencing and laid to lawn with paved patio seating area.

The Eastbourne area is well placed for local shops and major supermarket chains. There is also a retail park close by and excellent transport links to the A66 and A1M. A local school is close by and there is an open green space for walks and children's play park.

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

TENURE: Freehold

COUNCIL TAX: B

ENTRANCE VESTIBULE

The entrance door opens into the vestibule which has a window to the side. A door opens into the lounge.

LOUNGE

14'2" x 12'1" (4.34 x 3.70)

The lounge is of a good size and a welcoming space. There is an open plan staircase to the first floor and a window overlooking the front aspect. A door leads from the lounge to a rear hallway which has a storage cupboard and the ground floor/wc.

CLOAKS/WC

With low level WC and ceramic handbasin with tiled surrounds.

KITCHEN & DINER

12'1" x 7'6" (3.69 x 2.31)

The kitchen has an ample range of cabinets in a cream finish with wood effect worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob and there is also plumbing for an automatic washing machine the room can accommodate a family dining table and the room is open plan to the garden room extension.

GARDEN ROOM

11'1" x 8'0" (3.38 x 2.44)

A great addition to the home adding extra living space and being able to enjoy the garden whatever the weather with the log burning stove to add a cosy glow in the colder months. The room has windows to the rear and a door opening onto the patio at the side.

FIRST FLOOR

LANDING

Leading to both bedrooms and to the shower room/wc, There is also access to the attic.



BEDROOM ONE

13'2" x 10'1" (4.02 x 3.08)

A good sized master bedroom overlooking the rear aspect and having double wardrobes.

BEDROOM TWO

8'4" x 9'11" (2.56 x 3.03)

A second good sized double room this time overlooking the front aspect and having a built in over the stairs cupboard.

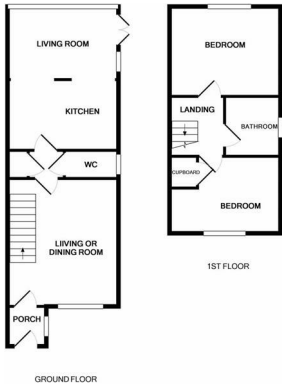
SHOWER ROOM/WC

The shower room has been refitted with a large shower cubicle with electric shower, the handbasin is positioned within a vanity storage unit and there is a low level/wc,

EXTERNALLY

The property sits in gardens to the front and rear. The front garden is laid to lawn and has a driveway for off street parking this is in addition to the single GARAGE which has an up and over door, light and power with the central heating boiler being positioned here and there is also a convenient personnel door to the rear garden.

The rear garden which is a nice sized space, enclosed by fencing with the nearby houses being set quite far back making it feel quite private. The garden is again mainly laid to lawn with gravelled borders and paved patio seating area. There is also a convenient water tap.



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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