



Ann Cordey
ESTATE AGENTS

18 Princess Road, Darlington, DL3 0AY
Offers In The Region Of £172,500



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Situated in a desirable location within the popular Harrowgate Hill area of Darlington. This extended THREE BEDROOMED semi-detached property offers spacious accommodation and is in ready to move into order. Extended to the ground floor allowing for the addition of a garden/sitting room, useful utility room and handy cloaks/WC.

To the first floor there are three bedrooms, two double bedrooms and a single room which has fixed staircase to the attic area which is boarded and has light, power, electricity supply and sky lights. The property is immaculately presented and is in ready to move into order and offers a new owner a wonderful home situated in a convenient location being within walking distance to local schools and shops, there are regular bus services and excellent transport links towards the town centre and the A1M, both North and South.

Having been well maintained throughout the current ownership the accommodation is tastefully decorated throughout. Warmed by gas central heating and fully double glazed.

Externally the property sits in gardens to the front and back. The front garden is quite generous which allows the property to sit back from the road with a lawn, established borders and a paved driveway which allows for off street parking for two vehicles. This is in addition to a single garage which measures (5.85m x 2.97m). The rear garden is enclosed and quite private with a paved patio seating area and laid to lawn.

TENURE: Freehold
COUNCIL TAX: B

ENTRANCE VESTIBULE

With UPVC entrance door opening into a tiled porch and an internal which leads into the lounge.

LOUNGE

16'9" x 13'7" (5.13 x 4.15)

The reception room is a generous and welcoming space with built in cupboards to the alcoves and an electric feature fireplace. The room is open plan to the dining room.

DINING ROOM

11'1" x 9'2" (3.39 x 2.81)

A sizeable room which can easily accommodate a family dining table the room leads to the kitchen and the garden room.

KITCHEN

Fitted galley style with a range of white cabinets with wood effect worksurfaces and a stainless steel sink unit. The free standing oven is included in the sale and there is also plumbing for an automatic dishwasher. There is a window to the side and door to the dining room.

GARDEN ROOM

12'7" x 11'10" (3.86 x 3.63)

The extension enhances the ground floor further and allows for a further sitting room and a pleasant space in which to enjoy views of the garden through UPVC glazed door. A door from the garden room leads to a useful utility room and ground floor cloaks/WC.

UTILITY ROOM

The utility room has a door to the side into the driveway and fixed worksurfaces with plumbing for an automatic washing machine. A door from the utility room leads into the cloaks/WC.



CLOAKS/WC
Fitted with a white suite comprising low level WC and handbasin.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC.

BEDROOM ONE
13'9" x 12'4" (4.21 x 3.76)
A double bedroom with a window to the front aspect and a generous range of built in wardrobes.

BEDROOM TWO
11'3" x 10'0" (3.45 x 3.07)
A second double bedroom this time overlooking the rear aspect and having a built in storage cupboard.

BEDROOM THREE
6'10" x 6'7" (2.10 x 2.01)
A single bedroom overlooking the front aspect with a fixed staircase to the attic area.

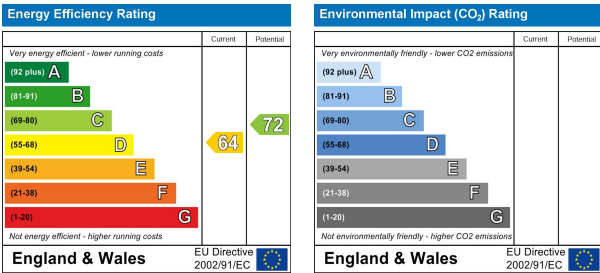
ATTIC
17'1" x 11'5" (5.21 x 3.50)
Boarded with electricity supply, lights and a velux window to the rear aspect. There is also ample built in storage.

SHOWER ROOM/WC
Curved shower cubicle with electric shower, pedestal handbasin and WC.

EXTERNALLY
The frontage is quite sizable with a lawned area and established shrubs to the borders. The driveway allows for off street parking for two vehicles and this is in addition to a single GARAGE which measures (5.85m x 2.97m) there is an up and over door, light and power and a personnel door which opens for ease of access to the rear garden. The rear garden is enclosed by fencing and laid to lawn, there are established plant and shrubs to the borders and a paved and decked patio seating area underneath a timber gazebo.

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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