



## 4 HAMSTERLEY STREET, DARLINGTON, DL3 6QE

**Offers In The Region Of £100,000**

Situated in the popular Denes/Cockerton area of Darlington and having the desired forecourt to the front this TWO BEDROOMED TERRACED is available with no onward chain and is fully compliant with up to date Gas Safe Certificate and EICR Check and has the advantage of being re-roofed in 2021.

The accommodation is spacious, light and bright throughout with a welcoming reception room with



The location is ideally placed for the local shops and amenities of the area, with Cockerton Village and local schools being within walking distance also. There are regular bus services and excellent transport links to the town centre, A66, A67 and the A1M both north and south.

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

TENURE: FREEHOLD  
COUNCIL TAX: A

### ENTRANCE VESTIBULE

A UPVC entrance door opens into the vestibule which in turn has a door into the lounge.

### LOUNGE

#### 15'5" x 14'11" (4.72 x 4.57)

A welcoming reception room being light and bright with a walk in bay window to the front aspect. There is a feature fireplace to the chimney breast with an electric fire to cast a cosy glow. A door from the lounge leads to the staircase to the first floor and through to the kitchen and dining area.

### KITCHEN/DINER

#### 15'9" x 13'1" (4.82 x 4.01)

The kitchen comprises of an ample range of wall, floor and drawer cabinets with complementing worksurfaces and a textured sink. There is an integrated electric oven and hob and plumbing for an automatic washing machine. The under stairs recess is exposed for accessible storage and the 'Worcester' wall mounted central heating boiler is positioned within the kitchen also. The room has a window to the rear aspect and French doors opening out and can easily accommodate a family dining table.

### FIRST FLOOR

### LANDING

The landing leads to both bedrooms and to the bathroom/WC.

### BEDROOM ONE

#### 13'6" x 12'6" (4.13 x 3.82)

A large double bedroom overlooking the front aspect.

### BEDROOM TWO

#### 12'7" x 7'8" (3.86 x 2.36)

A further sizeable bedroom this time overlooking the rear aspect.

### BATHROOM/WC

Comprising of a white suite to include panelled bath, with mains fed over the bath shower, pedestal handbasin and WC. The room is finished with ceramics and has a window to the rear.

### EXTERNALLY

The forecourt to the front is enclosed and designed for ease of maintenance with gravelled display. To the rear there is a paved courtyard which has two brick built storage sheds (one with electric supply). A single gate leads to the rear service lane.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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