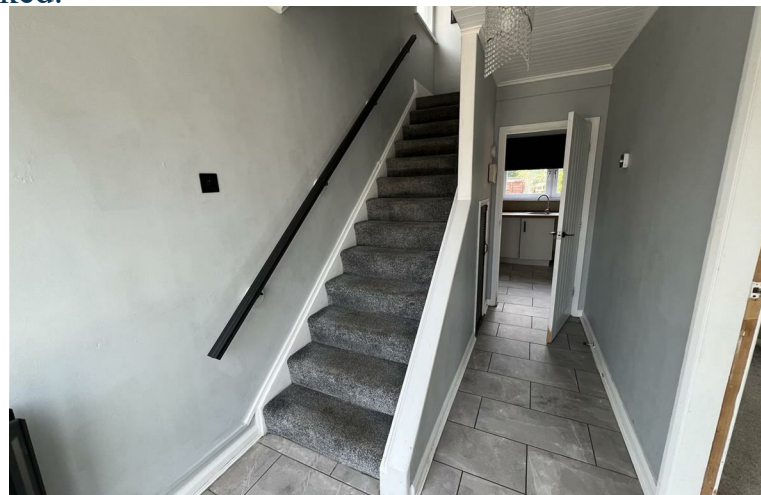




## **8 EMLEY MOOR ROAD, DARLINGTON, COUNTY DURHAM, DL1 4QL**

### **Offers In The Region Of £110,000**

Available with no onward chain and situated in the Eastbourne area of Darlington, we offer for sale this spacious Three Bedroomed Semi-Detached Residence boasting generous family accommodation and benefiting from a large Kitchen/Diner to the rear of the property that has sliding doors leading to the gardens. In turn there is a good sized Lounge, Three well proportioned Bedrooms and a driveway with off street parking. The private enclosed gardens to the rear are not overlooked.





Warmed by gas central heating and with the benefit of double glazing, a brief summary of the accommodation that is on offer is as follows: Reception Hallway with staircase to the first floor and laminate flooring and there is a useful understairs storage cupboard. The Lounge is to the front of the property and is well proportioned and having laminate flooring and two alcoves to the chimney breast. The good sized Kitchen/Diner is to the rear of the property and has sliding doors to the garden and a window making it light and airy and has been refitted with a range of white units which are complimented by solid wood work preparation surfaces and there are integrated appliances.

To the first floor, the landing area has a window to the side aspect and there are Three Bedrooms, all of which are of a good sizes. The Bathroom/WC has been refitted with a white suite to include corner bath, and there is a handbasin mounted within a vanity storage unit, WC and the room has been finished with attractive tiled surrounds.

Externally, the front garden is open plan and mainly laid to lawn with established shrubs and trees and there is a driveway for off street parking, there is access from the side to the rear garden which is not directly overlooked, is a good size and again, mainly laid to lawn with decked seating area and established shrubs and in addition there is a brick shed which has electric and sink unit.

RECEPTION HALLWAY

Spacious and welcoming Hallway with laminate flooring, understairs storage cupboard and staircase to the first floor.

LOUNGE

12'10 x 13'10 (3.91m x 4.22m)

Light and airy overlooking the front aspect and having laminate flooring throughout and two alcoves to the chimney breast.

KITCHEN/DINER

8'06 x 20'11 (2.59m x 6.38m)

This generous, well proportioned room has sliding doors to the rear gardens and a window and again allowing for a great deal of natural light. The Kitchen has been refitted with a range of white wall, floor and drawer cabinets and are complimented by solid wood work surfaces and there are integrated electric oven, electric hob and extractor hood and the wall mounted baxi central heating boiler is situated here.

LANDING

UPVC window to the side aspect.

BEDROOM 1

10'03 x 11'02 (3.12m x 3.40m)

Well proportioned Master Bedroom overlooking the front aspect and having fitted wardrobes with the floorboards having been stripped and polished.

BEDROOM 2

8'05 x 11'09 (2.57m x 3.58m)

Further double Bedroom this time overlooking the rear aspect and benefiting from two built in cupboards, and again with the stripped and polished floorboards.

BEDROOM 3

9'03 x 7'11 (2.82m x 2.41m)

The smallest of the Bedrooms and still being well proportioned with window to the front aspect and again, the stripped and polished floorboards continue.

BATHROOM/WC

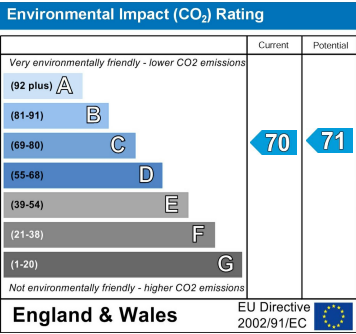
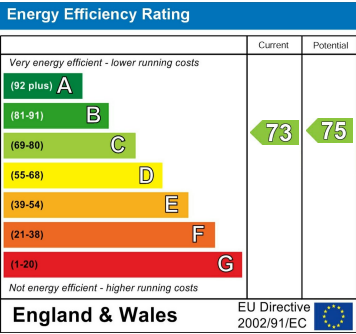
Window to the rear aspect, fitted with a white suite comprising: corner bath, WC and handbasin in vanity unit with tiled surrounds.

EXTERNALLY

The front garden is open plan and mainly laid to lawn with established shrubs and there is a driveway for off street parking, there is access from the side to the rear garden which is not directly overlooked, is a good size and again, mainly laid to lawn with decked seating area and established shrubs and in addition there is a brick shed which has electric and sink unit.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is made as to the quantity or efficiency of any goods or services. The services, systems and appliances shown have not been tested and no guarantee is made with reference to them.



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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