



Ann Cordey
ESTATE AGENTS

25 Surtees Street, Darlington, DL3 6PW
Offers In The Region Of £89,950



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Situated within the desirable Denes area of Darlington, we offer for sale a spacious THREE BEDROOMED terraced residence. Having been a successful rental let for a number of years, the property has now come to the market with no onward chain and being in ready to move into order.

The feeling space is evident throughout with high ceilings and well proportioned rooms. The property is fully double glazed and warmed by gas central heating.

Surtees Street is within the heart of the Denes area of Darlington and is ideally placed for the independent shops of the area and local schools. Darlington's town centre is not to far away, along with the shops at Cockerton and the supermarkets at Harrowgate Hill. There are regular bus services and good transport links and the open green space of Denes Park.

The accommodation briefly comprises of:- Reception hallway, good sized lounge with a walk in bay window to the front aspect, the large kitchen can easily allow for a family dining table and leads through to a very handy utility room. To the first floor there are THREE bedrooms, two of which accommodate double beds and a further single room. The bathroom is to the first floor also and fitted with a white suite with an electric shower over the bath,

Externally there is the preferred forecourt to the front and a large paved courtyard to the rear which has a useful brick built storage shed.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

A UPVC door opens into the reception hallway, which has a practical laminate floor. The hallway has the staircase to the first floor and access to the lounge and kitchen.

LOUNGE

14'0" x 9'11" (4.28 x 3.04)

The well proportioned lounge is a light and bright space, with high ceilings and a walk-in bay window to the front aspect. Again having an easy maintained laminate floor, the room is tastefully decorated and finished with coving to the ceiling and the original picture rail in situ. A built in cupboard to the alcove houses the utility meter.

KITCHEN/DINER

14'9" x 12'5" (4.52 x 3.80)

A generous room, easily allowing for a family dining table. The kitchen area is fitted with a range of white cabinets with complimenting worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and electric hob. The room has a window over looking the rear court yard and tiling to the floor.

A door from the kitchen leads through to a useful utility room, there is also access to a built in, under stairs storage cupboard.

UTILITY ROOM

A handy addition to the home, the utility room has fitted floor cabinets and worksurface with stainless steel sink unit. There is a window to the side aspect and a door leads out from the side to the rear courtyard. The wall mounted, gas central heating boiler is situated here.

FIRST FLOOR



LANDING

The landing leads to all three bedrooms and to the bathroom/wc.

BEDROOM ONE

14'9" x 9'2" (4.52 x 2.81)

Bedroom one is a good sized double bedroom having a window to the rear aspect.

BEDROOM TWO

11'8" x 10'5" (3.58 x 3.19)

A further double bedroom, this time with a window to the front aspect.

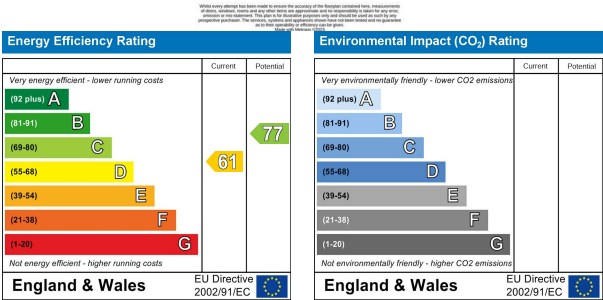
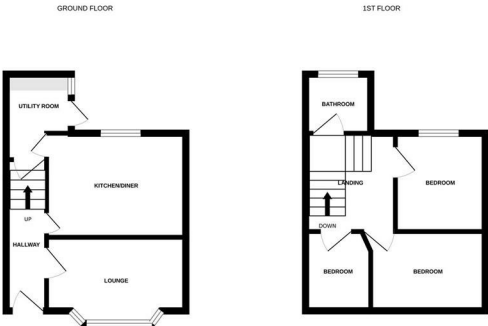
BEDROOM THREE

12'4" x 5'1" (3.77 x 1.55)

Bedroom three is a single room, with a window to the front aspect and delph rack.

BATHROOM/WC

The bathroom is fitted with a white shell style suite which comprises of a panelled bath with electric shower, pedestal handbasin and WC. The room has a window to the rear, a chrome heated towel rail and is finished with white ceramic tiling.



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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