



*Ann Cordey*  
ESTATE AGENTS

**13 Tansley Gardens, Darlington, DL1 4NW**  
**Offers In The Region Of £150,000**





## 13 Tansley Gardens, Darlington, DL1 4NW

A substantial THREE BEDROOMED semi-detached residence, solidly built and positioned in a quiet cul-de-sac and within generous gardens.

The property has been a much loved home for a number of years and you can see why. The space on offer is very generous and can accommodate a growing family. With two separate reception rooms, good sized kitchens and with a convenient ground floor cloaks/wc.

To the first floor there are three well proportioned bedrooms and a shower room/wc. Externally, there are gardens to the front and rear. The front is enclosed by a brick built wall and designed for ease of maintenance with gravelled display area and a paved driveway for off street parking which is in addition to a single GARAGE.

The rear garden is a good size and laid with an immaculate lawn edged with established borders. There is also a greenhouse and patio seating area.

The property is well maintained, clean, tidy and liveable and offers the new buyer the opportunity to inject their own style and personality on a home. Situated in the Eastbourne area of Darlington, which is ideally placed for local shops and supermarkets and a retail shopping park. Local schools are within walking distance, there is a park close by, regular bus services and excellent transport links to the A66 and the A1M.

Warmed by gas central heating and being fully double glazed.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

UPVC entrance door opens into the reception hallway which is off a good size and most welcoming with a staircase to the first floor and leading to the lounge and kitchen. There is also a handy ground floor cloaks/wc.

### CLOAKS/WC

A great addition to a family home with a WC and ceramic hand basin with a window to the side.

### LOUNGE

**15'0" x 13'1" (4.58 x 3.99)**

A welcoming reception room with a window to the front aspect. A living flame electric fire is a focal point of the room and adds a cosy glow. Doors from the lounge opens into the dining room.

### DINING ROOM

**11'10" x 8'10" (3.61 x 2.70)**

The separate dining room can easily accommodate a family dining table and has French doors to the garden. There is also a door from the dining room into the kitchen.

### KITCHEN

**12'10" x 7'4" (3.93 x 2.24)**

The kitchen is fitted with formica cabinets with stainless steel sink units with integrated electric oven and gas hob. The gas central heating boiler is situated here and there is also plumbing for an automatic washing machine. There is also a built in pantry and further storage cupboard.

### FIRST FLOOR



**LANDING**

The landing leads to all three bedrooms and to the shower roomwc. There is a window to the side aspect and a built in linen cupboard.

**BEDROOM ONE**

**12'0" x 11'1" (3.66 x 3.38)**

A generous master bedroom with a window to the front aspect and a built in storage cupboard.

**BEDROOM TWO**

**12'9" x 9'2" (3.89 x 2.80)**

A further second double bedroom this time over looking the rear aspect with again with a built in cupboard.

**BEDROOM THREE**

**8'9" x 8'10" (2.69 x 2.71)**

A well proportioned single bedroom overlooking the front aspect and having a built in storage cupboard with access to the attic area.

**SHOWER ROOM/WC**

The shower room has a large walk in shower room with electric shower. There is also a pedestal handbasin and WC. The room is tiled and has window to the rear aspect.

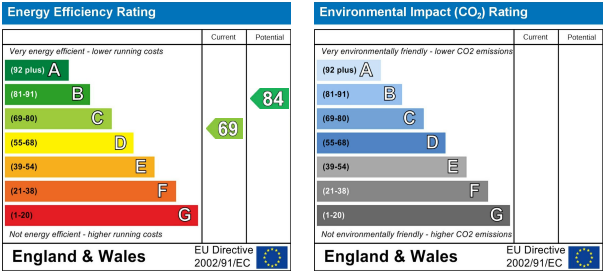
**EXTERNALLY**

There are gardens to the front and rear. The front garden is enclosed by brick built wall with wrought iron gates. The driveway is paved for off street street parking and this is additon to the single GARAGE (which measures 4.86m x 2.34m) and has double doors, light and power.

There is access of the side and into the rear garden which is very generous and mainly laid to lawn with mature plants and shrubs to the the borders. There is a paved patio seating area and greenhouse. There are useful brick storage sheds and water tap.



Where exact current has been sought to ensure the accuracy of the Energy Performance Certificate, an estimate of the energy efficiency of the property has been calculated. This is based on the information provided by the seller and is not a guarantee of the energy efficiency of the property. The energy efficiency of the property is based on the information provided by the seller and is not a guarantee of the energy efficiency of the property. The energy efficiency of the property is based on the information provided by the seller and is not a guarantee of the energy efficiency of the property.



**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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