



Ann Cordley
ESTATE AGENTS

2 Westbrook Villas, Darlington, DL3 6TD
Offers In The Region Of £189,950



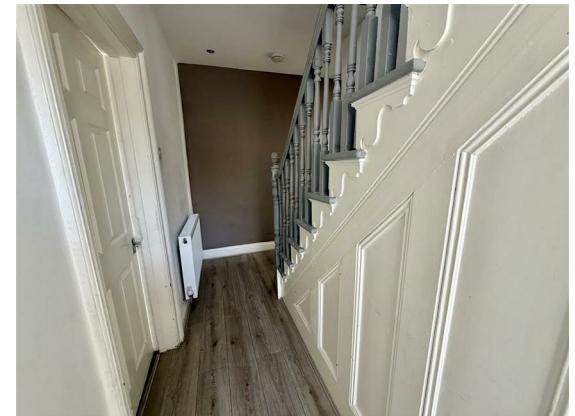
2 Westbrook Villas, Darlington, DL3 6TD

Refurbished by the current owner and in ready to move into order this FOUR BEDROOMED terraced property will have great appeal to a number of buyers. Having been a great investment as serviced accommodation the property would also make a superb family home having lots of space on offer.

Situated in the historically important Westbrook which has links to Darlington & Stockton's first passenger railway journey which will be celebrating it's 200 year anniversary in September 2025. There is access to the local shops and amenities all within walking distance. Bus services run regularly and there are excellent transport links to the A1M and towards Teesside.

ENTRANCE VESTIBULE

Entrance door opening into the vestibule with another door opening into the reception hallway.



RECEPTION HALLWAY

With staircase to the first floor.

LOUNGE

16'8" x 12'0" (5.10 x 3.67)

Spacious reception room with a bay window to the front aspect.

DINING ROOM

16'5" x 12'2" (5.02 x 3.71)

Second reception room also having a bay window to the front.



RECEPTION/BEDROOM FOUR

12'7" x 12'7" (3.85 x 3.84)

A third reception room and recently used as a ground floor bedroom.

REAR HALLWAY

Leading to a kitchen, utility room and ground floor shower room/WC.

KITCHEN

12'7" x 5'11" (3.84 x 1.82)

Fitted with an ample range of white gloss cabinets with complementing work surfaces with stainless steel sink unit and integrated electric oven and hob. The room has a window and a door to the rear.



UTILITY ROOM

With cabinets and worksurfaces and plumbing for an automatic washing machine.

SHOWER ROOM/WC

With corner shower cubicle with mains fed shower, pedestal handbasin and WC. The room is finished with easy to maintain UPVC panelling.

FIRST FLOOR

LANDING

With a window to the front and leading to all three bedrooms and the bathroom/WC.

BEDROOM ONE

14'11" x 12'1" (4.55 x 3.70)

A generous double bedroom with a window to the front aspect.

BEDROOM TWO

14'6" x 12'4" (4.44 x 3.78)

A second double bedroom also overlooking the front aspect.

BEDROOM THREE

14'1" x 8'3" (4.31 x 2.53)

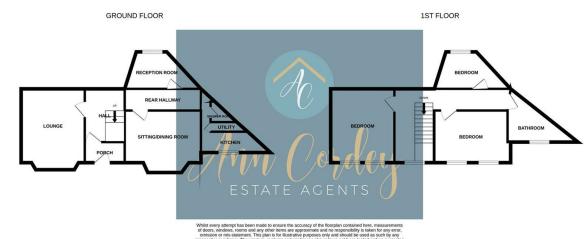
Bedroom three is also a double room this time overlooking the rear aspect.

BATHROOM/WC

Fitted with a modern suite to include panelled bath and handbasin within useful vanity unit and WC. The central heating boiler is situated here also.

EXTERNALLY

A small brick wall enclosed the forecourt with steps up to the property. A single gate to the side provides access to the rear courtyard which is paved and also enclosed by a brick built wall.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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