



Ann Cordey
ESTATE AGENTS

69 Neville Road, Darlington, DL3 8NQ
Offers In The Region Of £235,000



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We are sure this property will have great appeal being positioned in Darlington's West End, available with no onward chain and offering the potential to upgrade and improve. The property has been well maintained and is in ready to move into condition.

A brief summary of the accommodation is as follows entrance porch, reception hallway with staircase to the first floor. Good sized lounge, kitchen, handy ground floor cloaks/WC and an extended dining room. To the first floor there are three bedrooms and bathroom/WC. Externally there are gardens to the front and rear, driveway and garage. The central heating boiler and double glazing have been replaced and in good order.

The location is ideally placed for access to the well regarded schools of the area and for walking distance to Darlington's town centre.

TENURE: Freehold
COUNCIL TAX: C

ENTRANCE PORCH

With door to the reception hallway.

RECEPTION HALLWAY

Staircase to the first floor and access to the lounge, dining room and kitchen.

LOUNGE

13'7" x 12'3" (4.15 x 3.75)

With a bay window to the front aspect.

DINING ROOM

17'7" x 11'5" (5.36 x 3.49)

Extended with a window to rear.

KITCHEN

13'3" x 8'0" (4.04 x 2.45)

With a range of beech effect cabinets and complementing work surfaces. The integrated appliances include an electric oven and gas hob. The free standing washing machine and fridge freezer are included in the sale.

CLOAKS/WC

With low level WC and basin

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

14'6" x 11'3" (4.44 x 3.45)

A generous double bedroom with fitted cupboards and overlooking the front aspect.



BEDROOM TWO
11'10" x 11'2" (3.62 x 3.42)

A second double bedroom this time overlooking the rear aspect.

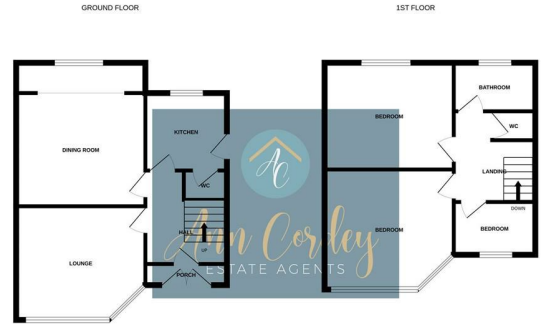
BEDROOM THREE
8'0" x 7'9" (2.46 x 2.37)

A sizeable single bedroom overlooking the front aspect and having built in cupboard housing the baxi boiler

BATHROOM
Comprising of a white suite with panelled bath and over the bath electric shower, WC and handbasin,

SEPARATE WC
WC

EXTERNALLY
The front garden is enclosed with a brick built wall and has a driveway for off street parking, this is in addition to the single garage which measures (4.90m x 2,57m) the rear garden is enclosed by fencing and mainly laid to lawn with established borders and a handy water tap.



Where every attempt has been made to ensure the accuracy of the foregoing particulars, the undersigned do not accept any responsibility for any errors or omissions, and the undersigned do not accept any responsibility for any errors or omissions, and the undersigned do not accept any responsibility for any errors or omissions.

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

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.



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