Ann Cordey
ESTATE AGENTS

9 Meldon Close, Darlington, DL1 2BB

Offers In The Region Of £179,950

9 Meldon Close, Darlington, DL1 2BB

Nestled away in a quiet cu-de-sac position with a large frontage we have pleasure in offering for sale a THREE BEDROOMED link-detached property. The property has been a much loved home for a number of years and has been lovingly maintained but would benefit from a refurbishment programme and is offered for sale with no onward chain.

The accommodation is light and airy with a welcoming reception hallway and open plan lounge diner. The kitchen has an ample range of wood effect cabinets and leads through to a useful utility room which houses the central heating boiler and has a personnel door to the garage.

To the first floor there are three bedrooms, two double bedrooms both with fitted wardrobes and a good sized single bedroom. These are serviced by a family bathroom/WC with a panelled bath and electric over the bath shower. Externally the property occupies a lovely plot with a large frontage with the garden bed well established with mature plants and shrubs. The driveway allows for off street parking and sits just infront of a single garage (which measures 5.22m x 2.42m) and has an up and over door, light, power and plumbing for an automatic washing machine. There is a personnel door from the garage to the utility room which provides convenient access to the home.

The location is ideally placed for walking distance to local schools, shops and surrounding amenities and also has riverside walks on hand. There are regular bus services and excellent transport links. The property is warmed by gas central heating and is fully double glazed. An ideal opportunity to secure an attractively priced property with the potential to enhance and improve further.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY
A welcoming reception hallway with staircase to the first floor and access to the lounge/diner and kitchen. There is also a useful understairs storage cupboard.

LOUNGE/DINER
22'8" x 12'5" (6.92 x 3.79)
The lounge is of a good size with a bay window to the front aspect and a brick built feature fireplace with electric fire to cast a cosy glow. The room is open plan to a dining area which can easily accommodate a family dining table and has sliding doors to the garden.

KITCHEN
9'4" 8'2" (2.86 2.49)
The kitchen is fitted with an ample range of wood effect cabinets with an integrated electric oven and gas hob. There is a window overlooking the rear aspect and a door opening to a handy utility room.

UTILITY ROOM
8'1" x 5'6" (2.47 x 1.68)
A useful space with floor cabinets with fitted worksurfaces. The central heating boiler is situated here and the room has a window and door to the garden and a personnel door to the garage.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the bathroom/WC. There is also a built in linen cupboard and access to the attic area. The landing also has window to the side aspect.

BEDROOM ONE
12'7" x 9'4" (3.86 x 2.87)
A good sized double bedroom with a range of fitted wardrobes and dressing table.

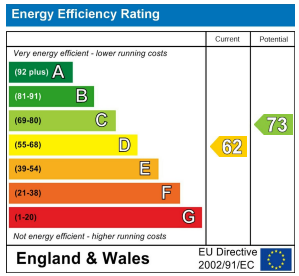
BEDROOM TWO
10'0" x 9'5" (3.07 x 2.89)
A second double bedroom this time overlooking the rear aspect and also having fitted wardrobes.

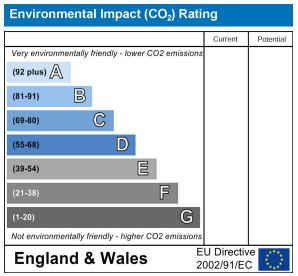
BEDROOM THREE
9'3" x 8'5" (2.82 x 2.59)
A good sized single bedroom which overlooks the front aspect.

BATHROOM/WC
The bathroom has a panelled bath with over the bath electric shower. The hand basin is within cream vanity cabinets and there is a WC. The room has a window to the rear aspect.

EXTERNALLY
Nestled into the corner of a cul-de-sac with a large front garden, driveway for off street parking and a single GARAGE. There is access to the side of the property leading to the rear garden which is enclosed by fencing and has been landscaped with paved pathways, patio seating area and borders with established plants, flowers and shrubs.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





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.

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com