



Ann Cordey
ESTATE AGENTS

12 Leith Road, Darlington, DL3 8BG
Offers In The Region Of £395,000



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Situated in one of the desired streets of the West End the property offered for sale is a large four bedroomed detached which has been reconfigured over the years to allow for generous utility room and ground floor shower room/WC and a small study area. This is in addition to the well proportioned lounge, separate dining room, good sized kitchen and a conservatory.

To the first floor there are four sizeable bedrooms, three definite double bedrooms and a further larger than average single room. The master bedroom boasts ensuite facilities and there is a family bathroom/WC.

Both the front and rear gardens are quite private with the front garden being screened by established hedging and the rear garden backing onto school playing fields. The driveway allows for parking for two vehicles and there is a double garage also.

The property is well presented and in good order. It would suit a family as it is well placed for access to the well regarded schools of the area. There are regular bus services and it is within walking distance to the parade of shops at Mowden which includes a Co-Op and post office, bakery and a local pub restaurant.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: E

RECEPTION HALLWAY

A welcoming reception hallway with staircase to the first floor and leading to study, lounge and kitchen.

STUDY

6'5" x 6'0" (1.98 x 1.83)
with sky light window

LOUNGE

16'11" x 13'8" (5.18 x 4.17)
A generous reception room with a window to the front aspect and leading through to the dining room.

DINING ROOM

12'5" x 11'6" (3.81 x 3.51)
Easily accommodating a family dining table and having sliding doors to the conservatory and a door to the kitchen.

CONSERVATORY

12'4" x 8'0" (3.76 x 2.44)
UPVC framed and a lovely spot to enjoy views of the garden.

KITCHEN

13'5" x 12'7" (4.11 x 3.86)
Fitted with an ample range of cabinets in warm wood effect with complementing work surfaces and stainless steel sink unit. The integrated appliances include an electric double oven and hob and a dishwasher. The room has a window overlooking the garden and a door to the utility room.

UTILITY ROOM

A handy addition to any home the utility room is sizeable with plumbing for an automatic washing machine, worksurfaces and doors to the rear garden and to the shower room/WC.



SHOWER ROOM/WC

With electric shower, WC and handbasin.

FIRST FLOOR

LANDING

The landing leads to all four bedrooms and to the bathroom/WC

BEDROOM ONE

12'9" x 10'9" (3.91 x 3.30)

The principal bedroom of the home is a good sized double room overlooking the front aspect and having fitted wardrobes and en-suite facilities.

ENSUITE

With corner shower cubicle , hand basin and WC

BEDROOM TWO

11'6" x 9'8" (3.52 x 2.96)

A second double room this time over looking the rear.

BEDROOM THREE

10'0" x 7'4" (3.05 x 2.26)

Again a good sized room overlooking the rear aspect.

BEDROOM FOUR

12'11" x 7'4" (3.96 x 2.26)

Currently used as a home office and overlooking the front aspect.

BATHROOM/WC

Fitted with a white suite comprising a panelled bath, hand basin and WC.

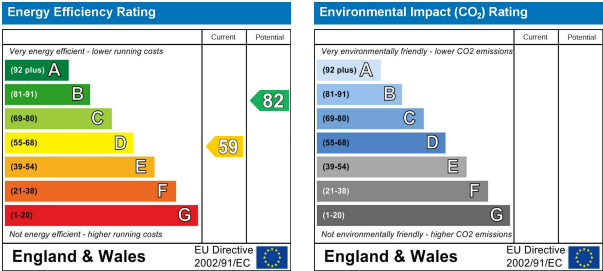
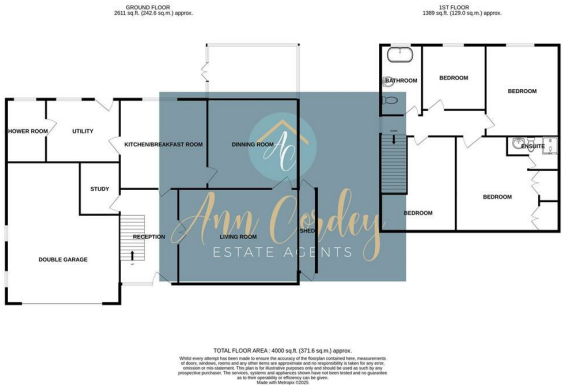
EXTERNALLY

Occupying a generous plot with private gardens the front garden is enclosed by hedging and having a paved driveway allowing for off street parking for two vehicles. The large double garage has an electric roller door and two windows to the side.

The rear garden is also private, backing onto the school playing fields. The garden is well established with mature plants and shrubs. The tiered garden beds edge the lawn and there are paved patio seating areas.

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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