



Ann Cordey
ESTATE AGENTS

2 St. Davids Green, Darlington, DL1 2XA
Offers In The Region Of £230,000



2 St. Davids Green, Darlington, DL1 2XA

Positioned within a private cul-de-sac location we have pleasure in offering for sale a THREE BEDROOMED detached property which has been upgraded throughout and boasts a ground floor extension and conservatory. To the first floor there are three well proportioned bedrooms and a refurbished bathroom/WC. The rear garden is of a good size and is south facing attracting a great deal of the summer sunshine whilst the front garden is open plan with an imprinted concrete driveway allowing for parking for up to four cars and this is in addition to a single GARAGE.

The location with the Houghton Grange development blends the best of both worlds being quite private with the convenience of local shops and major supermarket chains being within walking distance. Local schools are close by and there are regular bus services and excellent transport links towards the A66 (Teesside) and the A1M (North & South).

The property has been well maintained and is in ready to move into order, tastefully decorated and with high end finishes such as oak internal doors and balustrade. Warmed by gas central heating and fully double glazed viewing is highly encouraged.

TENURE: Freehold

COUNCIL TAX: C

RECEPTION HALLWAY

With a composite door opening into the hallway which leads to the kitchen and lounge & dining area.

KITCHEN

15'11" x 8'8" (4.87 x 2.66)

The kitchen has an ample range of walnut effect cabinets which are complemented with black worksurfaces and a stainless steel sink unit. There is a free standing range cooker and plumbing for an automatic. The room has a window to the front aspect.

LOUNGE

15'10" x 15'3" (4.84 x 4.67)

A generous reception room with sliding patio doors to the rear garden. A feature fireplace is a focal point to the room with an electric fire to cast a cosy glow. The Oak Balustrade staircase is open plan to the first floor and the room is open plan to the dining room.

DINING ROOM

11'3" x 8'11" (3.45 x 2.73)

With a laminate floor a window to the side and doors the conservatory.

CONSERVATORY

11'9" x 10'9" (3.60 x 3.28)

A great addition and enhancing the ground floor accommodation further and a great space in which to enjoy views of the garden.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC. There is a window to the side and access to the attic area.

BEDROOM ONE

13'5" x 9'0" (4.09 x 2.76)

A good sized double bedroom with a window to the rear aspect.



BEDROOM TWO

10'8" x 8'6" (3.26 x 2.61)

A second sizeable room, this time overlooking the front aspect and having an over the stairs built in cupboard.

BEDROOM THREE

8'6" x 6'8" (2.61 x 2.04)

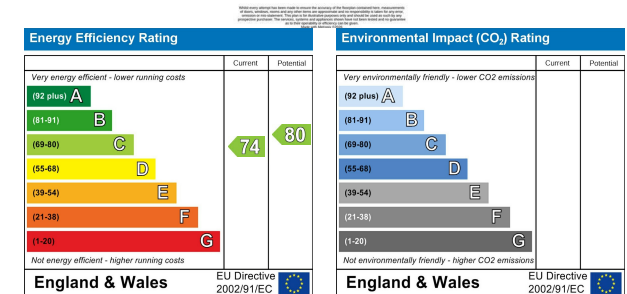
Bedroom three is a single room overlooking the rear aspect.

BATHROOM/WC

Upgraded and comprising of a modern white suite with contrasting monochrome fittings. The panelled bath has an over the bath mains fed shower with glass screen. The handbasin is positioned within a useful vanity storage cabinet and there is a low level WC. The room has been finished with tiled surrounds and a heated towel rail and has a window to the front aspect.

EXTERNALLY

The property occupies a generous plot at the head of a cul-de-sac. The front is open plan with imprinted concrete driveway which can accommodate up to four vehicles and this is in addition to a single garage. There is access at the side down to the rear of the property. The rear garden is of a good size and is south facing catching a great deal of the sun. Mainly laid to lawn and edged by borders, there is a paved patio seating area and a timber summerhouse.



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.



Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX

Tel: 01325 488433

Email: sales@anncordey.com

www.anncordey.com



