



*Ann Cordey*  
ESTATE AGENTS

7 Jesmond Road, Darlington, County Durham, DL1 3HN  
Offers In The Region Of £180,000



## 7 Jesmond Road, Darlington, County Durham, DL1 3HN

A well planned extension allows for ample space within this FOUR BEDROOMED semi-detached property. The well proportioned accommodation allows for a great family home within a popular location in the Haughton area of Darlington. Close to good local schools, supermarkets and other amenities. There are regular bus services and excellent transport links. The property is in ready to move into order and the vendor is able to offer the property chain free.

Being well maintained throughout and immaculately presented, a brief summary of the accommodation is as follows:- reception hallway, ground floor shower room/WC, spacious lounge, separate dining room and large kitchen. To the first floor there are four bedrooms, a bathroom and separate WC.

Externally, the property has gardens to the front and rear. The front garden is enclosed by a brick built wall with a driveway for off street parking. Access to the rear garden is to the side of the property and via a single wrought iron gate. The rear garden is mainly laid to lawn with well established borders and a timber built summerhouse. It is quiet private and attracts a great deal of the summer sunshine. A proportion of the original garage remains for storage and has a roller door.

The property is warmed by gas central heating and is fully double glazed and there is a security alarm.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

A striking red composite door opens from the side of the property into the reception hallway which has tiled floor.

### LOUNGE

**15'6" x 12'8" (4.73 x 3.88)**

A welcoming reception room with neutral decor. There are two alcoves to the chimney breast which has a feature fireplace as a focal point and an electric fire to cast a cosy glow.

### DINING ROOM

**13'8" x 8'11" (4.17 x 2.73)**

The dining room can easily accommodate a family dining table and has a window to the rear aspect and leads through to the kitchen. There is also a handy understairs storage cupboard.

### KITCHEN

**16'10" x 8'5" (5.14 x 2.59)**

The kitchen is of a very good size and fitted with an ample range of light oak effect cabinets with complementing worksurfaces. There is a breakfast bar for informal dining and the integrated appliances include an gas oven with grill and a gas hob. The room has a window to the side and rear and a door leads out to the garden.

### SHOWER ROOM WC

Comprising a modern suite with with mains fed shower, WC and hand basin within vanity storage cabinets. The room is tiled and has under floor heating.

### FIRST FLOOR

### LANDING

The landing leads to all four bedrooms and to the bathroom and the separate WC. There is also a built in linen cupboard.



### BEDROOM ONE

12'8" x 11'3" (3.87 x 3.45)

The principal bedroom has a bay window to the front aspect and a range of fitted wardrobes.

### BEDROOM TWO

13'2" x 9'1" (4.02 x 2.77)

A second double bedroom overlooking the rear aspect.

### BEDROOM THREE

11'6" x 8'1" (3.51 x 2.48)

Bedroom three is also a double bedroom which overlooks the front aspect.

### BEDROOM FOUR

8'1" x 6'5" (2.48 x 1.97)

The fourth bedroom is a single room overlooking the rear aspect.

### BATHROOM

With panelled bath and handbasin.

### SEPARATE WC

With low level WC.

### EXTERNALLY

The front of the property is enclosed by a brick built wall and has a driveway for off street parking. A proportion of the original garage remains for storage. Access to the rear garden is via the side of the property through a single wrought iron gate. The rear garden has been landscaped and has paved patio seating area, a lawn edged with established borders and a large timber summerhouse in which to enjoy the outdoors whatever the weather.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
		62	
		77	
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.**

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