



*Ann Cordey*  
ESTATE AGENTS

25 Yoredale Avenue, Darlington, DL3 9AN  
Offers In The Region Of £225,000





## 25 Yoredale Avenue, Darlington, DL3 9AN

From entering this property you can see why it has been a much loved home for a number of years. The current vendors had certainly chosen well and saw no reason to leave. The position within Yoredale Avenue is ideal for access to the well regarded schools of the area, handy for Cockerton village and for Darlington's town centre and for good transport links for the A1M, A66 and A68.

The property itself has been well maintained and whilst it would benefit from updating and modernising it is immaculately presented and allows the new purchaser to put their own stamp on a home.

The reception hallway is welcoming and a feeling of space is immediately evident. There are two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms, two very generous double bedrooms and a further good size single bedroom. The WC is separate and the bathroom has a bath and a separate shower cubicle.

The property sits in mature gardens to the front and rear. Both of which are very well maintained and planned to provide an abundance of flowers, plants and shrubs to provide colour and interest throughout the seasons. The driveway can accommodate up to three cars and this is in addition to a detached brick built garage.

Warmed by gas central heating with the boiler being serviced (February 2025) and fully double glazed. Viewing is highly encouraged to appreciate this lovely property.

TENURE: Freehold  
COUNCIL TAX: C

### RECEPTION HALLWAY

A UPVC entrance door opens into a spacious reception hallway which has the staircase to the first floor. The hallway leads to the lounge, dining room and kitchen. There is also an understairs storage cupboard and delphit rack.

### LOUNGE

**13'5" x 12'7" (4.10 x 3.85)**

The first of two reception rooms with a feature fireplace with gas living flame fire and a bay window to the front aspect.

### DINING ROOM

**11'0" x 10'11" (3.37 x 3.35)**

A good sized room with a window overlooking the rear garden and having a modern electric wall mounted fire to the chimney breast.

### KITCHEN

**10'2" x 7'11" (3.10 x 2.43)**

Fitted with an ample range of white gloss cabinets with complementing worksurfaces and stainless steel sink unit. There is a free standing gas cooker and plumbing for an automatic washing machine and the room has been finished with tiled surrounds and has a window overlooking the rear garden and a door to the side. Further storage is on hand with a large walk in cupboard.

### FIRST FLOOR

### LANDING

The landing leads to all three bedrooms and to the separate WC and bath/shower room. There is also a window to the side and access to the attic area.



**BEDROOM ONE**

**14'1" x 11'3" (4.31 x 3.45)**

A generous master bedroom with a bay window to the front aspect and a range of fitted wardrobes.

**BEDROOM TWO**

**11'5" x 10'11" (3.48 x 3.33)**

A second double bedroom with elevated views from the window to the rear.

**BEDROOM THREE**

**9'10" x 9'6" (3.00 x 2.90)**

A good sized single bedroom with a window to the front aspect and a built in over the stairs cupboard.

**SEPARATE WC**

Low level WC with window to the side.

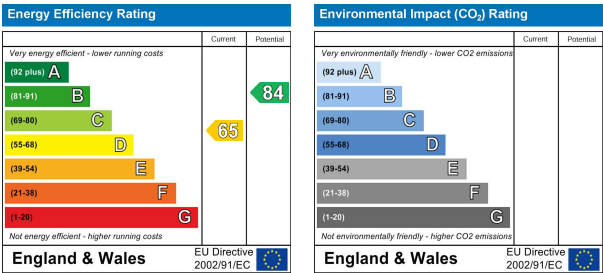
**BATHROOM**

A good sized room able to accommodate a single shower cubicle and a panelled bath, there is also a pedestal handbasin. Finished with tiled surrounds the room has a window to the rear aspect.

**EXTERNALLY**

The property is positioned within delightful and well maintained gardens to the front and rear. The front garden is enclosed by wrought iron railings with double gates to allow for off street parking for up to three vehicles. This is in addition to a single brick built detached GARAGE (which measures 5.38m x 2.85m) and has double wooden doors and a window to the side.

The rear garden is of a good size and again well maintained offering an abundance of flowers, plants and shrubs and an apple and pear tree. There are raised garden beds and an area laid to lawn. The rear garden attracts a great deal of sunshine and is a beautiful space in which to enjoy the best of the weather.



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





