



Ann Cordey
ESTATE AGENTS

55 Woodcrest Road, Darlington, DL3 8EE
Offers In The Region Of £295,000



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From arriving at the property the kerb appeal is immediately obvious as this mature THREE BEDROOMED semi-detached property commands a slightly elevated position within this desirable tree lined street. Having been a much loved home for a number of years it is now brought to the market with no onward chain and affords the new owner the opportunity to upgrade and improve the home to their own taste and standard.

The character of the property remains within the well proportioned accommodation, mature gardens with the rear garden especially being a true delight. Viewing is highly encouraged to determine the potential that this home has to offer.

The location within the desirable West End of Darlington is ideally placed for access to the well regarded schools of the area and for walking distance to the town centre and local parks and river walks. There are also excellent transport links and local shops on hand. The property is heated by gas central heating and is fully double glazed with the accommodation briefly comprising of:- Reception hallway, lounge with bay window to the front aspect, dining room with a glazed door opening to the rear garden. The kitchen has a walk in pantry. To the first floor there are three bedrooms, two large double rooms and a very good sized single bedroom and there is a separate WC and a shower room with electric shower and a handbasin.

TENURE: Freehold
COUNCIL TAX: D

RECEPTION HALLWAY

A upvc door opens into the reception hallway with a return staircase to the first floor, access to the lounge, dining room and kitchen. There is also a useful under stairs storage cupboard plus the original parquet flooring is in place beneath the carpet within the hallway, lounge and dining room.

LOUNGE

13'10" x 13'6" (4.24 x 4.13)

A pleasant room with a walk in bay window overlooking the tree lined street to the front. There is a ceramic fireplace to the chimney breast.

DINING ROOM

14'7" x 12'7" (4.45 x 3.86)

A second reception room. The dining room has space for a family dining table and soft seating to enjoy the view of the garden to the rear. There is also a fireplace to the chimney breast with a gas fire to cast a cosy glow when needed. French doors open to the rear garden.

KITCHEN

11'5" x 9'8" (3.48 x 2.96)

Comprising of a range of cabinets and worksurfaces with a stainless steel sink unit. There is an electric oven and the wall mounted central heating boiler is situated here also. The room has a window to the rear and a useful walk in pantry.

A door from the kitchen leads out to the driveway to the side.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the shower room and the separate WC and has window to the side aspect and access to the attic area which has pull down ladders and is boarded and has a light.



BEDROOM ONE

13'6" x 11'3" (4.13 x 3.43)

A generous master bedroom with a window to the front aspect and built in cupboard.

BEDROOM TWO

13'10" x 12'9" (4.22 x 3.91)

A second generous double bedroom this time overlooking the rear aspect.

BEDROOM THREE

9'9" x 9'3" (2.98 x 2.84)

The third bedroom is a well proportioned single bedroom also overlooking the rear aspect.

SHOWER ROOM

With an electric shower and pedestal handbasin. The room has a window to the front and is finished with ceramic tiling.

SEPARATE WC

With low level WC.

EXTERNALLY

The property sits in beautiful mature gardens. The front garden is enclosed by a brick built wall and has a paved driveway which leads up to and extends through double wrought iron gates into the rear garden and towards the GARAGE. The garage is brick built with an up and over door, light and power. It has a window to the rear and a side door to the garden.

The rear garden is truly wonderful and has been well planned and taken care of over the years. Boasting several areas of interest. Established borders enclose the lawn area and stone pathways meander through the trees, one of which includes an apple tree, and shrubs towards the rear of the garden where there is a timber storage shed. The abundance of flowers and shrubs ensure lots of colour and interest throughout the seasons and offers a pleasant place in which to sit and enjoy the outdoors. There is also a convenient outside WC (toilet) adjacent to the garage.



While energy ratings have been made to ensure the accuracy of the figures contained here, measurements were taken under standard conditions and are not intended to represent the actual energy consumption of the property. The energy rating is an estimate and should not be used as a basis for any financial decision. The energy rating is an estimate and should not be used as a basis for any financial decision.

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

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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