



*Ann Cordey*  
ESTATE AGENTS

12 Abbey Road, Sadberge, Darlington, DL2 1SS  
Offers In The Region Of £275,000





## 12 Abbey Road, Sadberge, Darlington, DL2 1SS

A sizeable link detached THREE BEDROOMED bungalow is available within the village of Sadberge with no onward chain. The property is very generously proportioned and boasts light and bright accommodation. It has been a much loved home for a number of years and well maintained however it is in need of refurbishment and offers the new owner the opportunity to upgrade and improve the property to their own taste and standards.

Abbey Road is a cul-de-sac comprising of other bungalows and detached homes. The village of Sadberge is positioned just off the A66 and has ease of access to Darlington and Teesside. There are two local pubs that serve food and a vibrant community centre. The Teesflex bus service operates within the village and the transport links are very good along with the access to local schooling.

The property itself is clean and tidy and in ready to move into order whilst work is planned. It is fully double glazed and warmed by gas central heating. A brief summary of the accommodation is as follows: Entrance porch opening into the a reception hallway. The L shape lounge diner is a really good size with light flooding through the large picture windows to the front aspect. The kitchen is off the dining area and leads through to a rear porch which has access to the garage, a door through to the front drive and a utility room and storage. There is a door from this area out to the rear garden.

A hallway to the rear of the property accesses all three double bedrooms which are serviced by a bathroom/WC. Externally both the front and rear gardens are designed for ease of maintenance being block paved and gravelled. There is a driveway for off street parking which sits just in front of a single GARAGE which measures (5.42 x 2.78) and has a n up and over door, light an power.

TENURE: Freehold  
COUNCIL TAX:

### ENTRANCE PORCH

A UPVC framed and glazed entrance porch has a tiled floor and a good space for coats and shoes before entering the property.

### RECEPTION HALLWAY

With a door through to the lounge.

### LOUNGE & DINING ROOM

**21'0" x 18'9" (6.42 x 5.74)**

An L shaped reception room with a large lounge area with windows to the front aspect and open plan to the dining area which has ample space for a large family table. A door leads from the dining area to the kitchen and also to the rear hallway.

### KITCHEN

**14'1" x 7'9" (4.31 x 2.38)**

With a window to the side and a range of cabinets with worksurfaces and a stainless steel sink unit. A door leads from the kitchen to a rear porch.

### REAR PORCH

With a personnel door to the garage and a door to the front driveway for ease of access with shopping etc. There is a utility room with a ceramic sink and fitted cabinets and there is also a built in storage cupboard. There are also sliding patio doors that lead to the rear garden.

### REAR HALLWAY

Leading to all three bedrooms and the bathroom/WC.



**BEDROOM ONE**

**13'11" x 10'2" (4.26 x 3.10)**

The principal bedroom of the home is a good sized double bedroom benefitting from a range a fitted wardrobes and having a window to the front aspect.

**BEDROOM TWO**

**10'1" x 10'2" (3.08 x 3.12)**

A second double bedroom overlooking the rear aspect.

**BEDROOM THREE**

**10'7" x 7'5" (3.24 x 2.27)**

The third double bedroom also overlooks the rear aspect.

**BATHROOM/WC**

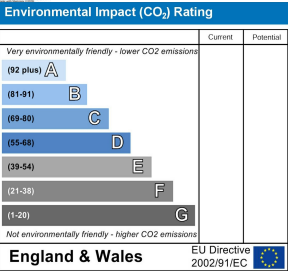
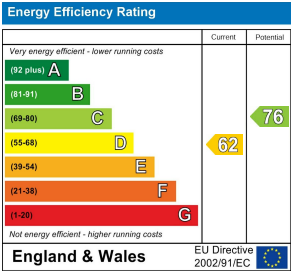
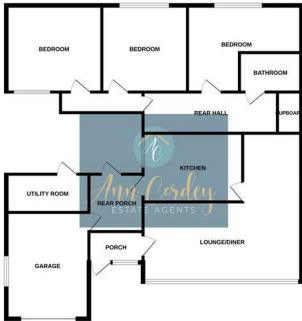
The bathroom comprises of a white suite with panelled bath, hand basin and WC and is finished with easy to maintain wall panelling.

**EXTERNALLY**

Both the front and rear gardens have been designed for ease of maintenance and are block paved and gravelled. There is a driveway for off street parking and a timber shed to the rear for storage.



GROUND FLOOR



**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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