



Ann Cordey
ESTATE AGENTS

19 Timothy Hackworth Drive, Darlington, DL2 2GN
Offers In Excess Of £170,000



19 Timothy Hackworth Drive, Darlington, DL2 2GN

Occupying a pleasant position in a cul-de-sac location, we have pleasure in offering for sale this modern and spacious Three Bedroomed End Link Residence. The property is available with no onward chain and is in ready to move into order boasting well proportioned accommodation which is neutrally decorated throughout.

The property is warmed by gas central heating, has the benefit of a security alarm system and is fully double glazed.

Timothy Hackworth Drive is within a exclusive development within the West Park area of Darlington and is very convenient with the local shops, supermarkets, and cafes being close by. There is ease of access to Cockerton and Darlington town centre and there is excellent transport links to the A1M.

Externally the property boasts a single garage with covered par port and there are gardens to the front and rear. Viewing is highly recommended.

RECEPTION HALLWAY

With staircase leading to the first floor with access to the lounge and the cloaks/WC.

CLOAKS/WC

Fitted with a white suite to include handbasin and WC and there is a UPVC window to the front aspect.

LOUNGE

16'03 x 13'09 (4.95m x 4.19m)

A generous reception area with a UPVC window to the front aspect, a feature fireplace with electric fire adds a focal point to the room.

KITCHEN/DINER

18'01 x 19'08 (5.51m x 5.99m)

This spacious area is to the rear of the property and is light and bright having triple french doors leading out to the rear patio. The kitchen area is fitted with a range of contemporary ash wood effect units which are complimented perfectly by black work surfaces with a stainless steel sink unit. In addition, the integrated appliances include an electric oven and electric hob and fridge freezer. There is plumbing for an automatic washing machine. Further storage is provided with a large built in understairs cupboard, the room has been finished with Karndeal flooring and easily accommodates a dining table.

FIRST FLOOR

LANDING

Leading to the three bedrooms and bathroom/WC and there is access to the attic area.

BEDROOM ONE

11'05 x 9'11 (3.48m x 3.02m)

The principle bedroom of the home is a generous double room, having the advantage of overlooking gardens to the rear and benefiting from sliding fitted wardrobes.

BEDROOM TWO

11'04 x 8'04 (3.45m x 2.54m)

A further well proportioned double room, with a UPVC window to the rear aspect and again benefiting from sliding fitted wardrobes.



BEDROOM THREE

9'03 x 8'03 (2.82m x 2.51m)

A good sized room with a UPVC window to the front aspect and built in over stairs storage cupboard.

BATHROOM/WC

Fitted with a white suite to include a 'P' shaped shower bath which has a mains fed shower and screen, there is a low level WC and handbasin, the room has been finished with tiled surrounds and there is a shaving point.

EXTERNALLY

The gardens to the front are open plan and mainly laid to lawn with a block paved driveway and covered car port, the single garage measures 17'07 x 8'09 and has an up and over door to the rear and has been enclosed and landscaped and is mainly laid to lawn with patio seating areas. The garden is quite private and there is a single gate to the side for access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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