Ann Cordey
ESTATE AGENTS

**5 Whitwell Road, Darlington, DL1 4NT**

**Offers In The Region Of £185,000**

# 5 Whitwell Road, Darlington, DL1 4NT

Amongst the many stand out features of this property, the quiet cul-de-sac location has got to be a favourite. The location is peaceful, yet convenient with supermarkets, shops and schools being within walking distance. Along with a retail shopping park and a large green space with park. The property itself is a much improved THREE BEDROOMED semi-detached home with modern kitchen and bathroom.

Immaculately presented throughout and in ready to move into order the property boasts a spacious open plan lounge diner, upgraded kitchen with appliances, three generous bedrooms (two double rooms and a good sized single) and a refitted bathroom/WC with P shape shower bath and a mains fed waterfall shower.

Externally the front garden is enclosed and designed for ease of maintenance with a paved driveway and a gravelled display area. Double wooden gates open at the side and lead down to a single, brick built detached garage with wooden double doors and two windows. The rear garden is a good size and mainly laid to lawn with a paved patio seating area and a further gravelled seating area which catches the last of the evening sun.

Warmed by gas central heating via a Worcester boiler and fully double glazed the property is great example of a property of its kind for sale in the area and viewing is highly encouraged. The location within the Eastbourne area of Darlington has access to the train station, regular bus services and excellent road links.

TENURE: Freehold
COUNCIL TAX: B

**RECEPTION HALLWAY**
A welcoming reception hallway with a practical laminate floor and the staircase leading to the first floor. There is also an understairs cupboard housing the utility meters.

**LOUNGE**
**17'1" x 11'7" (5.21 x 3.54)**
A generous reception room with a walk in bay window to the front aspect and a bespoke media wall with down lighting, shelves and storage cupboards. The room is open plan and leads through to the dining area.

**DINING AREA**
**9'1" x 8'5" (2.78 x 2.57)**
Easily accommodating a family table with sliding patio doors leading out to the garden.

**KITCHEN**
**9'0" x 7'10" (2.75 x 2.39)**
The kitchen has been well planned and upgraded with a range of wall, floor and drawer cabinets with complementing worksurfaces and textured sink. There is an integrated electric oven and microwave and a gas hob. The fridge freezer is also integrated and there is plumbing for an automatic washing machine and a handy plinth heater when needed. The room has window to the rear and a door to the side and the original pantry has had the door removed for easy accessible storage.

**FIRST FLOOR**

**LANDING**
Leading to all three bedrooms and to the bathroom/WC. The landing has a window to the side and access to the attic area which is insulated.

**BEDROOM ONE**
**13'5" x 10'0" (4.10 x 3.07)**
A generous double bedroom with a window to the front aspect and a laminate floor.

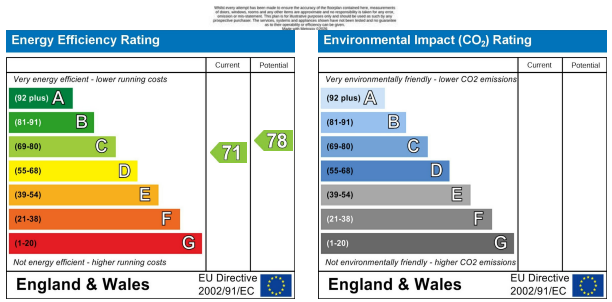
**BEDROOM TWO**
**11'11" x 9'3" (3.64 x 2.82)**
A second double bedroom, this time with a window to the rear also having a laminate floor and free standing wardrobe.

**BEDROOM THREE**
**8'4" x 8'3" (2.55 x 2.54)**
A well proportioned single bedroom overlooking the front aspect.

**BATHROOM/WC**
Comprising of a modern suite with a P shape bath with mains fed waterfall shower. There is a handbasin and WC set within usefull vanity storage cabinets and the room has been finished with ceramic tiling.

**EXTERNALLY**
The front garden is designed for ease of maintenance with a paved driveway for off street parking and a gravelled display. The rear garden and garage are accessed through a set of double timber gates. The garage is detached and brick built with double timber doors and two windows and it also has electricity supply.

The rear garden is of a good size and enclosed, mainly laid to lawn with a paved patio seating area and a further gravelled seating area.

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