



Ann Cordey
ESTATE AGENTS

56 Kensington Gardens, Darlington, DL1 4NQ
Offers In The Region Of £149,950



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Situated in a cul-de-sac location and available with no onward chain we have pleasure in offering for sale a delightful THREE BEDROOMED semi-detached residence. Having been redecorated and recarpeted the property is immaculately presented and in ready to move into order and offers light and bright, spacious accommodation.

The location is ideal for local shops and schools with regular bus services and excellent transport links. Darlington's town centre is close by along with the train station.
Warmed by gas central heating and being fully double glazed, a brief summary of the accommodation is as follows:

Storm porch, reception hallway, lounge and open plan kitchen and dining area. To the first floor there are two double bedrooms and a generous single room. There is also a modern bathroom/wc. Externally, the front garden is enclosed with wrought iron railings with a driveway for off street parking. A single gate provides access to the rear garden which has just been re-turfed and has had the fence replaced. There is also a useful timber storage shed.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

The external storm porch covers the entrance door which opens into the reception hallway which has the staircase to the first floor and leads to the lounge and kitchen and dining room and there is also a useful understairs storage cupboard.

LOUNGE

11'2" x 11'3" (3.42 x 3.44)

Light and bright with a bay window to the front aspect.

KITCHEN & DINING

17'8" x 12'0" (5.40 x 3.68)

Fitted with a range of cabinets with complementing worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob and there is also plumbing for an automatic washing machine. The room has plenty of space for a dining table and soft seating. The room has laminate flooring and a window and French doors to the rear aspect.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and the bathroom/wc.

BEDROOM ONE

12'0" x 12'0" (3.66 x 3.66)

A generous double bedroom with a bay window to the front aspect.

BEDROOM TWO

12'1" x 9'5" (3.70 x 2.89)

A second double bedroom this time with a window to the rear aspect.



BEDROOM THREE
9'1" x 7'5" (2.78 x 2.28)

The single bedroom is well proportioned also overlooking the rear aspect. There is access to the attic area from this room.

BATHROOM/WC

Comprising a modern white suite with panelled bath, pedestal handbasin and WC. There is an over the bath electric shower and screen. The room has been finished with ceramic tiling with mosaic detail and a vinyl floor and has window to the front aspect.

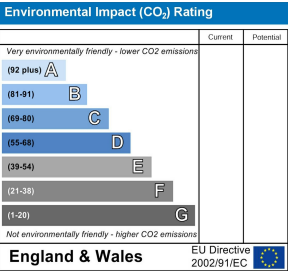
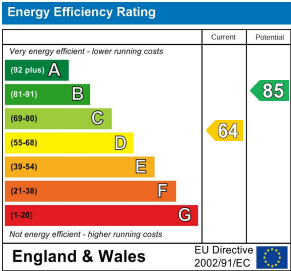
EXTERNALLY

The front garden is enclosed by wrought iron railings and has a lawn area and driveway for off street parking. A single gate to the side leads to the rear garden which is enclosed by fencing and again laid to lawn with a useful timber shed.



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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