



Ann Cordey
ESTATE AGENTS

12 Dale Road, Darlington, DL3 8LZ
Offers In The Region Of £225,000



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Available with no onward chain, this traditional three-bedroom semi-detached property presents an exciting opportunity to acquire a home in one of Darlington's most prestigious and sought-after West End locations. Requiring modernisation throughout, the property offers exceptional potential for buyers looking to create a wonderful family home tailored to their own tastes and requirements.

Externally, the property benefits from off-street parking to the front, leading to the garage, which has been divided internally but still retains useful storage space accessed via the original up-and-over door. To the rear is a beautiful, mature garden, offering a private and established outdoor space to enjoy.

The accommodation briefly comprises an entrance hallway with staircase to the first floor, a spacious lounge featuring a bay window overlooking the front aspect, and a separate dining room with direct access to the rear garden. The kitchen is fitted with a range of wall and base units and work surfaces, with a useful utility room and ground floor shower room/WC completing the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with the family bathroom and a separate WC.

Properties in this highly regarded West End location rarely remain available for long. Offering fantastic scope for improvement and available with no onward chain, early viewing is highly recommended.

LOUNGE
14'9 x 13'6 (4.50m x 4.11m)

DINING ROOM
17'01 x 12'01 (5.21m x 3.68m)

KITCHEN
13'01 x 8'10 (3.99m x 2.69m)

UTILITY
8'9 x 7'03 (2.67m x 2.21m)

GROUND FLOOR SHOWER ROOM
7'3 x 5'10 (2.21m x 1.78m)

FRONT OF GARAGE
8'3 x 7'10 (2.51m x 2.39m)

BEDROOM ONE
15'01 x 11'01 (4.60m x 3.38m)

BEDROOM TWO
17'00 x 12'04 (5.18m x 3.76m)

BEDROOM THREE
8'5 x 7'6 (2.57m x 2.29m)



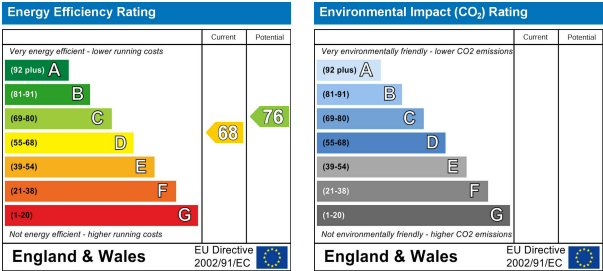
BATHROOM
8'9 x 6'9 (2.67m x 2.06m)

WC
4'11 x 2'11 (1.50m x 0.89m)



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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