



*Ann Cordey*  
ESTATE AGENTS

**292 Coniscliffe Road, Darlington, DL3 8AD**  
**Offers In The Region Of £275,000**



## 292 Coniscliffe Road, Darlington, DL3 8AD

Occupying a convenient yet very discreet position within the desirable West End of Darlington we have pleasure in offering for sale a mature THREE BEDROOMED semi-detached residence, available with no onward chain and boasting spacious and versatile accommodation. With wrap around gardens, driveway and large detached garage.

There are two reception rooms both overlooking the front aspect. The kitchen has been refitted with a modern range of cabinets and integrated appliances. A bathroom/WC completes the accommodation to the ground floor. To the first floor there are three bedrooms, all of which are very well proportioned. With bedroom two having a shower and WC.

Externally the property occupies a corner plot and is very private being screened by established hedging. The gardens wrap around from the front, side and rear. A driveway allows for off street parking and sits just in front of a detached brick built garage (which measures 5.63m x 2.87m) and has a roller door, light and power and leads through to a workshop area.

The property is available with no onward chain and although some modernisation and upgrading is required it is in ready to move into order so there is time to consider options when upgrading. The location is ideal for walking distance to the town centre and the local schools of the area and enjoys regular bus services and excellent transport links.

Warmed by gas central heating and being fully double glazed. The property has instant kerb appeal and a lovely homely feel, viewing is strongly recommended.

TENURE: Freehold

COUNCIL TAX: D

### RECEPTION HALLWAY

The welcoming reception hallway leads to the lounge, sitting room and to the kitchen/diner. and bathroom. There is a useful downstairs storage cupboard and the staircase leads up the first floor.

### LOUNGE

19'11" x 12'3" (6.09 x 3.74)

A sizeable reception room, dual aspect with a window to the front and rear. A log burning stove is at the heart of the room and casts a cosy glow when needed.

### SITTING ROOM

14'2" x 13'11" (4.33 x 4.26)

A further reception room has a walk in bay window to the front aspect and pretty stained glass picture windows to either side of a feature fireplace. Used as a second sitting room it could also be a formal dining room or bedroom.

### KITCHEN/DINER

16'5" x 9'6" (5.01 x 2.90)

The kitchen comprises of an ample range of modern cabinets in a sage green effect with complementing work surfaces and textured sink. The integrated appliances include an electric oven and gas hob and there is plumbing for an automatic washing machine. The room has a window and door to the rear and also has space for a dining table.



## BATHROOM/WC

The white suite comprises a double ended bath with chrome hand held shower mixer. There is a pedestal handbasin and WC. The room has been finished with easy to maintain UPVC wall panelling and has a window to the side.

## FIRST FLOOR

### LANDING

Leading to all three bedrooms.

### BEDROOM ONE

19'9" x 11'8" (6.02 x 3.56)

A generous master bedroom which is dual aspect with a dormer window to the front and a velux window to the rear, there is also a useful built in storage cupboard.

### BEDROOM TWO

11'9" x 10'4" (3.60 x 3.15)

A second good sized double bedroom this time with built in wardrobes and having a single electric shower cubicle and a door through to a WC with handbasin. The room has a window to the side aspect.

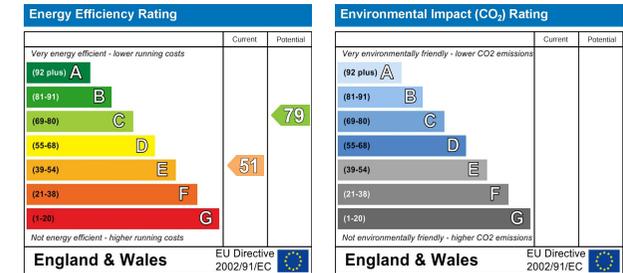
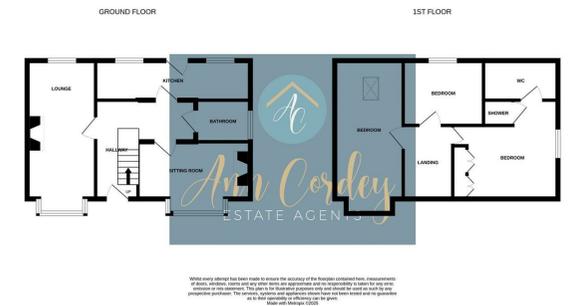
### BEDROOM THREE

10'0" x 9'3" (3.05 x 2.84)

The third bedroom is also of a good size and has a window to the front aspect.

## EXTERNALLY

The property enjoys a very private yet convenient position in the desired West End of Darlington. The mature hedging screens the property from the road. The gardens are mainly laid to lawn at the front and side and lead round to the rear which have ease of maintenance in mind with imprinted concrete in an attractive design allowing for off street parking and leading to a detached brick built GARAGE (which measures 5.63m x 2.87m) and has light and power and roller door. The garage extends into a workshop area and there is also an old coal house providing further storage.



**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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