



Ann Cordey
ESTATE AGENTS

16 Castlebay Court, Darlington, County Durham, DL1 3RF
Offers In The Region Of £139,950



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We have pleasure in offering for sale this immaculate TWO BEDROOMED semi-detached residence. Being in ready to move into order and offering spacious accommodation throughout. Boasting a kitchen/diner with appliances, a lovely lounge to the rear which takes in the views of the garden. There are two double bedrooms to the first floor and a modern bathroom with a shower.

Externally the front garden is easily maintained, there is a driveway for off-street parking and a garage which has a personal door leading to the garden. The rear garden is enclosed and quite private being mainly laid to lawn with established borders and patio seating area.

Castlebay Court is in the Whinfield area of Darlington which is hugely popular, having access to local shops, supermarkets and schools. There are regular bus services and excellent transport links to the A1M and A66.

Viewing is highly advised. The property is warmed by gas central heating (BOILER INSTALLED IN 2021) and is fully double glazed.

TENURE:FREEHOLD

COUNCIL TAX B

ENTRANCE VESTIBULE

The UPVC door opens into the convenient vestibule which has a tile effect laminate floor and benefits from built-in storage shelves. There is an internal UPVC glazed door which opens into the kitchen/diner.

KITCHEN/DINER

15'0 x 14'10 (4.57m x 4.52m)

The open plan space is of a good size which is light and bright having a UPVC window to the front aspect and an open staircase to the first floor.

There is access to the kitchen area which has been fitted with a range of beech wall, floor and drawer cabinets complemented by matching wood effect work surfaces with a stainless steel sink unit. A host of appliances include an integrated electric oven and gas hob and there is a dishwasher and fridge freezer.

The room has a quality, engineered wood floor and the kitchen area has been finished with attractive tile splashback.

LOUNGE

15'8 x 10'11 (4.78m x 3.33m)

A lovely space, again light and bright having french doors taking in views of the garden to the rear. Tastefully decorated and the stunning, engineered wood flooring continued.

FIRST FLOOR LANDING

The landing leads to the two bedrooms and the bathroom/wc. There is access to the attic area which is fully boarded.

BEDROOM ONE

10'11 x 15' (3.33m x 4.57m)

Having two UPVC windows to the rear garden and a range of fitted sliding wardrobes and a further shelf storage cupboard.

BEDROOM TWO

12'10 x 9'11 (3.91m x 3.02m)

Again, a good size double bedroom, this time with a UPVC window to the front aspect. There is an alcove and a built in storage cupboard.



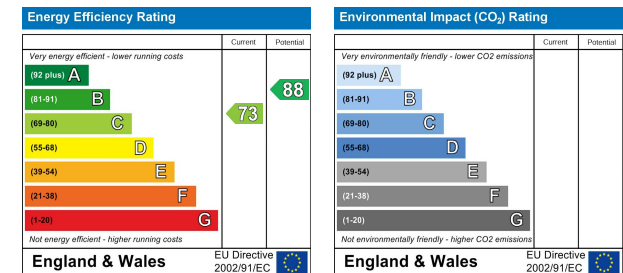
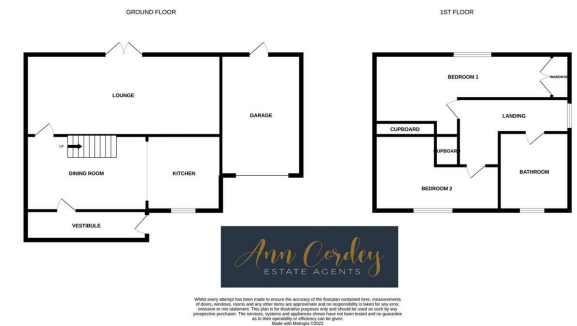
BATHROOM/WC

Fitted with a modern white suite to include a panelled bath which has an electric over the bath shower with folding screen. There is a pedestal hand basin and WC , The room has been finished with tiles and has a vanity mirrored cabinet

EXTERNALLY

The front garden is designed for ease of maintenance and there is a driveway which allows for off-street parking and this sits just in front of the single garage which an up and over door,light and power and a window which looks out onto the rear garden.

The rear garden is enclosed and is a private space with a paved patio seating area and lawn with established plants and shrubs to the borders.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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