Ann Cordey
ESTATE AGENTS

33 Chatsworth Terrace, Darlington, DL1 5DH

Offers In The Region Of £127,500

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Occupying a commanding position within a terrace of Victorian properties this THREE BEDROOMED property boasts space and character along with a very convenient position for the local schools and amenities of the area. It is within walking distance of Darlington's train station, the historic South Park and the town centre itself.

The property offers generous family accommodation with two separate reception rooms, a galley style kitchen with handy utility area and a very convenient cloaks/WC. To the first floor there are two double bedrooms and a good size third single room all of which are serviced by a family bathroom/WC.

The property has been improved by the current vendor and is well presented and welcoming with lovely period features remaining such as the stained glass in the hallway and the cast fireplace in the master bedroom.

The South Park area of Darlington always proves popular for the convenience and travel links along with several local schools being close by. The property is warmed by gas central heating and fully double glazed with the vendors replicating the original sash style bay windows.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE
Handy for coats and shoes with a wooden glazed door and stained glass skylight leading through to the reception hallway.

RECEPTION HALLWAY
With stripped and painted floorboards and the original balustrade staircase leading to the first floor. There is a useful under the stairs cupboard.

LOUNGE
14'11" x 11'10" (4.55 x 3.62)
A welcoming reception room with a walk in bay window to the front aspect. The room is light an bright with a cast fireplace at the heart of the room with an open grate.

DINING ROOM
11'10" x 11'1" (3.62 x 3.38)
A second good sized reception room, the dining room has a window to the rear courtyard.

KITCHEN
18'4" x 5'11" (5.6 x 1.81)
Fitted galley style with an ample range of wall, floor and drawer cabinets in a light oak finish and complementing worksurfaces with a stainless steel sink unit. There is an integrated electric oven and hob. The room has a door and window to the side and also leads down to to a useful utility area.

UTILITY
A great addition to a busy home, with plumbing for an automatic washing machine and space for a tumble dryer. A door from the utility room leads to the cloaks/WC.

CLOAKS/WC
With handbasin and WC.

FIRST FLOOR

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

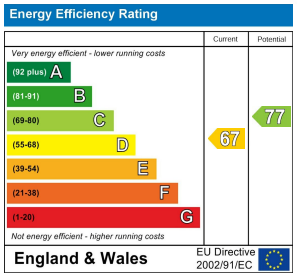
BEDROOM ONE
14'11" x 10'11" (4.57 x 3.34)
The principal bedroom is a generous double room with a walk in bay window and a pretty feature of an original cast fire surround.

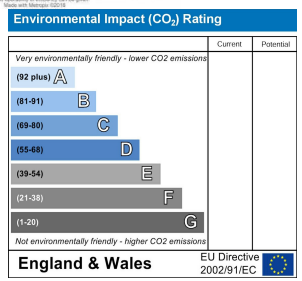
BEDROOM TWO
11'5" x 10'7" (3.50 x 3.25)
A second double bedroom this time overlooking the rear aspect and having a built in cupboard which houses the central heating boiler.

BEDROOM THREE
9'8" x 7'0" (2.96 x 2.14)
A well proportioned third bedroom with a window to the front aspect.

BATHROOM/WC
Comprising a modern white suite with panelled bath with over the bath mains fed shower and fitted screen. There is also a low level WC and handbasin. The room has been finished in ceramics with monochrome fixtures and fittings.

EXTERNALLY
The front forecourt is enclosed by wrought iron railings. The courtyard to rear has been upgraded to include a decked seating area and easy access is provided by an electric roller shutter door.





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The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com