



## 69 West Auckland Road, Darlington, DL3 0LF

Spacious accommodation across three floors is on offer within this FOUR BEDROOMED terraced property which is also conveniently situated within the Cockerton area of Darlington. The location is ideal for the local shops of the area, schools are close by and there are regular bus services and excellent transport links.

The property boasts a stunning kitchen which has been a superb addition to the home. There is also a well proportioned lounge and a large and useful utility room. To the first floor there are three bedrooms, two double bedrooms and a single room which is currently used as a home office. These are serviced by a family bathroom/WC.

A second staircase leads to the attic conversion which is a fourth bedroom.

Externally the property has an elevated position from the street with steps up to the entrance door and a paved forecourt. The rear of the property is also paved which is easy to maintain and is enclosed by fencing. The rear courtyard attracts a great deal of the summer sunshine and has timber gates which can fold back to allow for vehicle access and parking if desired.

Warmed by gas central heating (with the boiler being installed in 2020 and having a 10 year guarantee) and being fully double glazed in 2018 (also with a 10 year guarantee) the utility room roof was replaced in 2024.

TENURE: Freehold

COUNCIL TAX: B

### RECEPTION HALLWAY

The original wooden door opens into the reception hallway which has laminate floor and leads to the lounge and kitchen and has the staircase to the first floor.

### LOUNGE

**15'9" x 13'2" (4.82 x 4.03)**

A welcoming reception room with a walk in bay window to the front aspect. The room has deep coving and a log burning stove at its heart and also has a practical laminate floor.

### KITCHEN

**13'3" x 12'10" (4.06 x 3.92)**

Upgraded in 2018 the kitchen has been well planned and fitted with a quality range of wall floor and drawer cabinets in blue tones which are complimented by striking quartz worksurfaces and a centre island. The integrated appliances include a double electric oven with ceramic hob, dishwasher and fridge. The room has french doors to the rear courtyard and access to a handy utility room.

### UTILITY

**11'11" x 6'11" (3.64 x 2.12)**

With fixed worksurfaces and floor cabinets there is plumbing for an automatic washing machine and the room has a window to the side.

### FIRST FLOOR

### LANDING

Leading to all three bedrooms and the family bathroom/WC. There is a further staircase which leads to the converted attic area.



## BEDROOM ONE

13'3" x 8'3" (4.06 x 2.53)

A large double bedroom with a bay window to the front aspect and having a large range of built in wardrobes and drawers.

## BEDROOM TWO

13'11" x 9'11" (4.26 x 3.03)

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

## BEDROOM THREE

5'11" x 5'11" (1.82 x 1.82)

A single bedroom overlooking the front aspect and current used as a home office.

## BATHROOM/WC

With a white suite with panelled bath, pedestal hand basin and WC. The room has ceramic tiling and a window to the side.

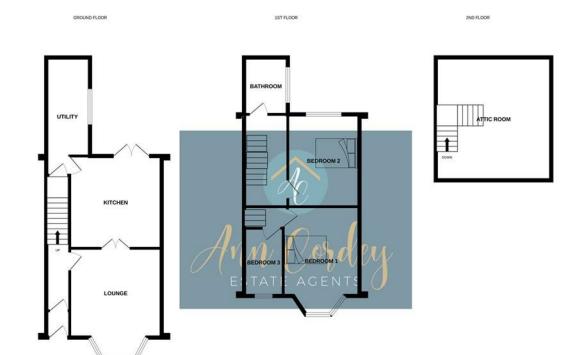
## ATTIC ROOM

15'0" x 9'10" (4.59 x 3.02)

With fixed staircase the attic has been converted and has ample space for a double bed and further floor space for soft seating.

## EXTERNALLY

The property occupies an elevated position with steps up to the property entrance door. The forecourt is paved for ease of maintenance. To the rear of the property there is an enclosed courtyard which attracts a great deal of sunshine and is paved for ease of maintenance. The timber gates fold back to allow for vehicle access if desired. There is an outside water tap and electric socket.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

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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