



Ann Cordey
ESTATE AGENTS

74 The Byway, Darlington, County Durham, DL1 1EQ
Offers In The Region Of £180,000



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We have pleasure in offering for sale a most unique extended TWO BEDROOM SEMI-DETACHED bungalow in the Eastbourne area of Darlington. Having been reconfigured and superbly presented by the current owner. The property offers generous accommodation having been much improved and having great appeal.

The original layout has been altered to allow for two reception rooms and re-fitted kitchen there are two bedrooms and upgraded family bathroom and access to the attic area which is boarded with a velux window.

Externally the plot is quite generous, with ample parking to the side and the garden to the rear is enclosed and has a covered decked pergolas making an attractive seating area and a further decked patio seating area sitting just in front of the french doors from the lounge.

The property is well maintained immaculately presented and has a lovely feel.

Warmed by gas central heating and being fully double glazed.

The location within the Eastbourne area of Darlington is ideal for local shops, supermarkets and schools of the area, there are regular bus services and excellent transport links to both the A66 towards Teesside and the A1M.

RECEPTION HALLWAY

The UPVC entrance door opens into the reception hallway which accesses both bedrooms and leads through to the Lounge.

DINING ROOM

A beautiful room having French doors opening out onto the decked patio to the rear and the room is open plan to the lounge.

LOUNGE

A generous further reception room having a UPVC bay window to the side aspect and an attractive engineered wood flooring the room leads through to the kitchen.

KITCHEN

The kitchen has been re-fitted farmhouse style with a range of cream units which are complimented by wood effect work surfaces and ceramic Belfast sink. There is an island in the centre of the room and the range cooker is included a bay window looks out to the driveway to the side and there is a door from the kitchen leading through to a handy utility area.

UTILITY AREA

Having plumbing for an automatic washing machine and a fixed work surface. A door from the rear hallway leads out to the rear garden

BEDROOM ONE

A generous master bedroom having a UPVC bay window to the front aspect with log burning stove to the chimney breast and cupboards to each of the alcoves for storage. The room has been finished with an attractive wooden floor.

BEDROOM TWO

Also accommodating a double bed with sliding door wardrobes.

BATHROOM WC

With a stunning slipper bath making a statement for the room. There is a pedestal sink and low level Wc, the room has been finished with easy maintained UPVC wall cladding and attractive tiled flooring and a window to the side.



ATTIC

The attic is fully boarded and painted with a velux window to the rear aspect.

EXTERNALLY

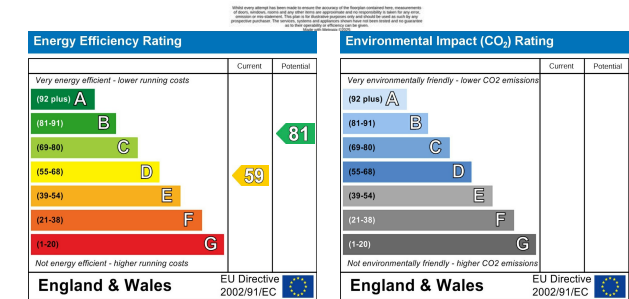
The property sits in delightful gardens the front being designed for ease of maintenance with a mixture of gravel and slate chippings and there is a beautiful magnolia tree which was blooming during spring time. The driveway to the front allows for a great deal of off-street parking screened by an established privet hedge. There is a further driveway to the side which sits just in front of a detached garage which has light and power.

The garden to the rear is enclosed by fencing and again designed for ease of maintenance with raised borders and gravelled areas and there is a decked patio seating area sitting just in front of the french doors whilst the addition of a covered decked pergolas is a great space to enjoy the outdoors whatever the weather.



GROUND FLOOR

1ST FLOOR



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.



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



