



*Ann Cordey*  
ESTATE AGENTS

49 Leyburn Road, Darlington, County Durham, DL1 2ET  
Offers In The Region Of £145,000



## 49 Leyburn Road, Darlington, County Durham, DL1 2ET

Viewing is highly encouraged to appreciate this TWO BEDROOMED semi-detached property which is sure to have great appeal in today's market. From the kerb appeal to internal inspection you will find the property immaculately presented and with tasteful decor throughout. The lounge is a good sized room and the kitchen diner is also well proportioned and fitted with an ample range of white gloss cabinets and a large breakfast bar.

To the first floor there are two double bedrooms and a modern bathroom/WC with electric over the bath shower. Externally the front of the property is enclosed by a timber fence and is paved and allows for off street parking. The rear garden has a large paved patio seating area which leads to a lawn and further gravelled area to the rear. The garden is a nice size also and attracts a great deal of the sunshine.

The location within the Harrowgate Hill area of Darlington is ideally placed for walking distance to local schools and access to the shops and amenities of the area. There are regular bus services and excellent transport link towards the A1M and into the town centre.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold

COUNCIL TAX: A

### RECEPTION HALLWAY

The UPVC entrance door is on the side of the property and opens into the hallway which has the staircase to the first floor and doors to the lounge and kitchen/diner.

### LOUNGE

**15'1" x 13'7" (4.60 x 4.16)**

A sizeable reception room with a walk in bay window to the front aspect and an electric wall hung feature fire to the chimney breast.

### KITCHEN/DINING

**14'10" x 9'1" (4.54 x 2.78)**

The kitchen is well proportioned and fitted with an ample range of white gloss cabinets which are complemented by marble effect worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and hob and in addition there is plumbing for both washing machine and dishwasher. The kitchen also has a large breakfast bar to one wall for dining. The room has a window overlooking the garden and a door leading out.

### FIRST FLOOR

#### LANDING

Leading to both bedrooms and the bathroom/WC and also has access to the attic.

#### BEDROOM ONE

**12'9" x 11'0" (3.91 x 3.36)**

A generous double bedroom with a window to the front aspect and benefitting from fitted wardrobes.

#### BEDROOM TWO

**12'3" x 7'6" (3.75 x 2.30)**

A second double bedroom this time overlooking the rear aspect.



**BATHROOM/WC**

Fitted with a white suite to include a panelled bath with electric over the bath shower and fitted screen. The handbasin is positioned within a vanity storage cabinet and there is a low level WC and the room has been finished with ceramic tiling and has window to the rear.

**EXTERNALLY**

The front garden is enclosed by a timber fence and is paved for ease of maintenance and off street parking. The rear garden is of a good size with a large paved patio seating area and lawn. There is a useful timber storage shed and a convenient water tap.



GROUND FLOOR 1ST FLOOR



When every effort has been made to ensure the accuracy of the figures contained here, measurements of the property shown are given as approximate. This plan is for general guidance only and does not constitute a contract. The agent, its agents and employees accept no liability for any errors or omissions. The agent, its agents and employees accept no liability for any errors or omissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(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
	EU Directive 2002/91/EC	84	EU Directive 2002/91/EC
	England & Wales		England & Wales

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



