Ann Cordey
ESTATE AGENTS

2 St. Davids Green, Darlington, DL1 2XA

Offers In The Region Of £230,000

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Positioned within a private cul-de-sac location we have pleasure in offering for sale a THREE BEDROOMED detached property which has been upgraded throughout and boasts a ground floor extension and conservatory. To the first floor there are three well proportioned bedrooms and a refurbished bathroom/WC. The rear garden is of a good size and is south facing attracting a great deal of the summer sunshine whilst the front garden is open plan with an imprinted concetre driveway allowing for parking for up to four cars and this is in addition to a single GARAGE.

The location with the Haughton Grange development blends the best of both worlds being quite private with the convenience of local shops and major supermarket chains being within walking distance. Local schools are close by and there are regular bus services and excellent transport links towards the A66 (Teesside) and the A1M (North & South).

The property has been well maintained and is in ready to move into order, tastefully decorated and with high end finishes such as oak internal doors and balustrade. Warmed by gas central heating and fully double glazed viewing is highly encouraged.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY
With a composite door opening into the hallway which leads to the kitchen and lounge & dining area.

KITCHEN
15'11" x 8'8" (4.87 x 2.66)
The kitchen has an ample range of walnut effect cabinets which are complemented with black worksurfaces and a stainless steel sink unit. There is a free standing range cooker and plumbing for an automatic. The room has a window to the front aspect.

LOUNGE
15'10" x 15'3" (4.84 x 4.67)
A generous reception room with sliding patio doors to the rear garden. A feature fireplace is a focal point to the room with an electric fire to cast a cosy glow. The Oak Balustrade staircase is open plan to the first floor and the room is open plan to the dining room.

DINING ROOM
11'3" x 8'11" (3.45 x 2.73)
With a laminate floor a window to the side and doors the conseravtory.

CONSERVATORY
11'9" x 10'9" (3.60 x 3.28)
A great addition and enhancing the ground floor accommodation further and a great space in which to enjoy views of the garden.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC. There is a window to the side and access to the attic area.

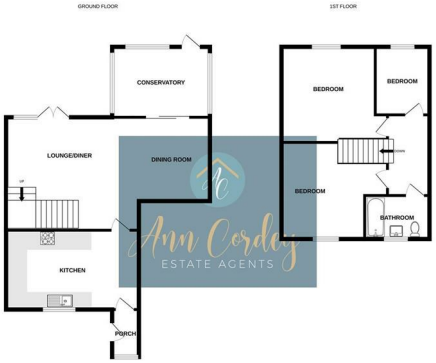
BEDROOM ONE
13'5" x 9'0" (4.09 x 2.76)
A good sized double bedroom with a window to the rear aspect.

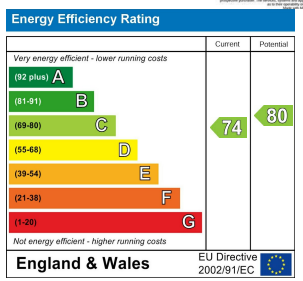
BEDROOM TWO
10'8" x 8'6" (3.26 x 2.61)
A second sizeable room, this time overlooking the front aspect and having an over the stairs built in cupboard.

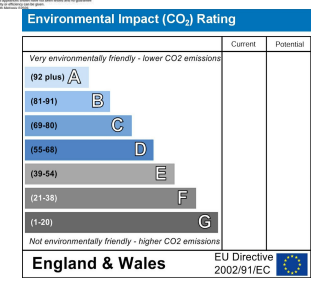
BEDROOM THREE
8'6" x 6'8" (2.61 x 2.04)
Bedroom three is a single room overlooking the rear aspect.

BATHROOM/WC
Upgraded and comprising of a modern whte suite with contrasting monochrome fittings. The panelled bath has an over the bath mains fed shower with glass screen. The handbasin is positioned within a useful vanity storage cabinet and there is a low level WC. The room has been finished with tiled surrounds and a heated towel rail and has a window to the front aspect.

EXTERNALLY
The property occupies a generous plot at the head of a cul-de-sac. The front is open plan with imprinted concrete driveway which can accommodate up to four vehicles and this is in addtition to a single garage. There is access at the side down to the rear of the property. The rear garden is of a good size and is south facing catching a great deal of the sun. Mainly laid to lawn and edged by borders, there is a paved patio seating area and a timber summerhouse.







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The Property Ombudsman

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