



Ann Cordey
ESTATE AGENTS

7 The Causeway, Darlington, DL1 1EN
£150,000



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Generous accommodation is on offer within this double fronted, three bedroomed semi-detached bungalow. Having been extended to the rear and also having the benefit of a conservatory to the side. The property has been well maintained and is in liveable condition however it will require updating and gives a new purchaser the exciting opportunity to upgrade the home to suit their taste.

Being double fronted and occupying a corner plot give the the property a lovely kerb appeal which is enhanced further by the current vendor's green fingers and abundance of plants and flowers. There is a shared driveway which leads down to a single GARAGE and access to the rear garden. The rear garden has been a much loved space over the years and offers various areas of interest with many mature plants and shrubs and there is a greenhouse and ornamental pond.

The location within the Eastbourne area is ideal for walking distance to the local shop and post office, there are regular bus services and excellent road links. There are also several supermarkets including Aldi, Morrisons and Asda all close by. The property is available with no onward chain and is warmed by gas central heating and is double glazed.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

With a practical laminate floor and leading to the lounge, kitchen, bedroom one and two and shower room. There is also access to the attic.

LOUNGE

16'2" x 12'1" (4.94 x 3.70)

A sizeable reception room with a bay window to the front aspect and feature fireplace to the chimney breast with an electric stove to cast a cosy glow.

BEDROOM ONE

16'0" x 11'5" (4.90 x 3.48)

The principal bedroom is a generous double room fitted with a full wall of fitted wardrobes. This room also overlooks the front aspect with a walk in bay window.

BEDROOM TWO

10'11" x 9'9" (3.34 x 2.98)

A further double room this time overlooking the rear aspect.

DINING ROOM

16'7" x 8'11" (5.08 x 2.74)

Easily accommodating a large family dining table the dining room has a step down to the kitchen and leads to the conservatory and bedroom three.

KITCHEN

10'10" x 9'2" (3.31 x 2.81)

The kitchen comprises of an ample range of white wall, floor and drawer cabinets with complementing worksurfaces and a textured sink. There is a free standing gas cooker and plumbing for an automatic washing machine. And space for free standing, under counter appliances. There is a quality karndean floor which has been continued from the dining room and the room has a window to the side and rear and a door leading out to the garden.



BEDROOM THREE

11'6" x 7'8" (3.52 x 2.36)

The extension allowed for this extra room which is currently used as a third bedroom but could be a second sitting room/home office. There is a window to rear.

CONSERVATORY

11'6" x 10'0" (3.52 x 3.06)

A good addition to the living space within the home, the conservatory is UPVC framed and is a nice spot to take in views of the garden.

SHOWER ROOM/WC

With a corner shower cubicle with mains fed shower, the handbasin is positioned within a useful vanity storage cabinet and there is a WC. The room has a window to the side aspect.

EXTERNALLY

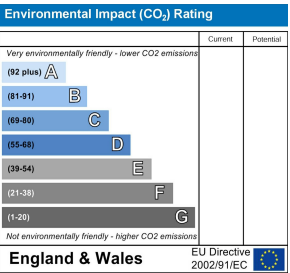
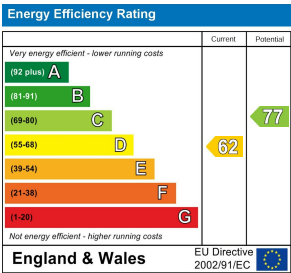
Occupying a generous corner plot with the front garden being enclosed by a brick wall and a single wrought iron gate for access. The front garden is easy to maintain being gravelled with mature plants and shrubs. The shared driveway allows for off street parking for several vehicles and this is in addition to a single GARAGE which has light and power.

The rear garden is of a good size and offers various levels of interest, with a block paved patio area, greenhouse and ornamental pond. There are two storage sheds, the larger brick built one having electric supply.



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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