



*Ann Cordey*  
ESTATE AGENTS

19 Helmsdale Close, Darlington, DL1 3TT  
Offers In The Region Of £245,000



## 19 Helmsdale Close, Darlington, DL1 3TT

Situated within a cul-de-sac location in the Ashbrook Development of Darlington we have pleasure in offering for sale a much improved, THREE BEDROOMED detached residence. From arriving at the property the kerb appeal is instant with a pretty frontage.

Internally the property has many attractive features, the open plan lounge diner with a bay window overlooking the rear garden is a spacious and welcoming room. The upgraded kitchen is well planned and has built in appliances there is also a handy utility area and convenient ground floor cloaks/wc.

To the first floor there are three well proportioned bedrooms, two double bedrooms, the master with ensuite and fitted wardrobes The second bedroom is a sizeable double and the third bedroom is a generous single room both serviced by the family bathroom/wc.

Externally there are gardens to the front and rear have been landscaped. The front garden is open plan and laid to lawn and has a paved driveway for off street parking, this is in addition to the integrated GARAGE. There is access to the rear garden from both sides and again the rear garden has been landscaped and is a beautiful space in which to enjoy the outdoors with various areas of interest.

The Ashbrooke development is conveniently placed within the Haughton area of Darlington and has excellent access to the local shops and supermarkets along with several schools. There is a local park and open green space close by, regular bus services and good access to the transport links to the A1M (both North & South) and the A66 towards Teesside.

Warmed by gas central heating and fully double glazed.

TENURE: Freehold

COUNCIL TAX:

### ENTRANCE HALLWAY

A smart composite door opens into the reception hallway which has the staircase to the first floor and leads to the lounge & dining room.

### LOUNGE

**15' x 9'10 (4.57m x 3.00m)**

A pleasant reception area with a bay window to the front aspect and is open plan to the dining area.

### DINING AREA

**10'4 x 7'5" (3.15m x 2.26m)**

Easily accommodating a family dining table and has a bay window to the rear aspect making a lovely feature.

### KITCHEN

**10'9 x 9'2 (3.28m x 2.79m)**

Upgraded and refitted with a quality range of wall floor and drawer cabinet in contrasting blue and grey tones which are complimented by an attractive worksurfaces with a stainless steel sink unit. The integrated appliances include a double electric oven with gas hob, fridge freezer and dishwasher. There is downlighting to the cabinets and an eye catching parquet floor. There is a window over looking the rear garden and access to the utility room.

### UTILITY

With fitted work surface and plumbing for an automatic washing machine. A door from the utility room opens at the side to the rear garden. And there is access to the Cloaks/wc.



## CLOAKS/WC

Fitted with a white suite to include a WC and ceramic handbasin.

## FIRST FLOOR

### LANDING

Leading to all three bedrooms and to the family bathroom/wc. There is also a built in linen cupboard and access to the attic area.

### BEDROOM ONE

**11' x 9'10 (3.35m x 3.00m)**

The master bedroom is a generous double room with a window to the front aspect. There are two built in sliding mirrored wardrobes and en-suite facilities.

### EN-SUITE

With a single shower cubicle with mains fed shower, the hand basin is positioned within a useful vanity storage and there is a low level WC.

### BEDROOM TWO

**9'7 x 8'8 (2.92m x 2.64m)**

A second double bedroom this time over looking the rear aspect.

### BEDROOM THREE

**9'9 x 6'6 (2.97m x 1.98m)**

A well proportioned single bedroom over looking the rear aspect.

### BATHROOM/WC

The bathroom comprises a panelled bath, pedestal handbasin and WC. Finished with ceramics and having a practical and attractive vinyl floor.

### EXTERNALLY

The gardens to the property have been landscaped and are beautifully maintained. The front garden is open plan and mainly laid to lawn plants to the borders. The driveway allows for off street parking and sits just in front of an integral single GARAGE.

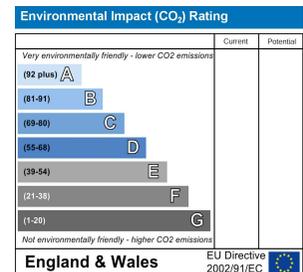
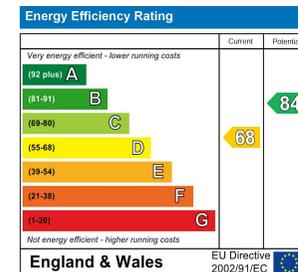
Access to the side leads down to the rear garden, which again has been thoughtfully landscaped to provide a pretty space in which to enjoy the outdoors. The garden has various areas of interest with paved patio seating areas and decked area under timber framed gazebo. The lawn area has stepping stones and there are well established plants and shrubs to the borders. The garden attracts a great deal of the summer sunshine and is enclosed by fencing .

**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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