



*Ann Cordey*  
ESTATE AGENTS

32 Vancouver Street, Darlington, County Durham, DL3 6HN  
Offers In The Region Of £129,500



## 32 Vancouver Street, Darlington, County Durham, DL3 6HN

A great opportunity has arisen to purchase a ready to move into, TWO BEDROOMED terraced residence within the Denes area of Darlington.

Available with no onward chain, boasting lounge and separate dining room, modern bathroom/wc to the first floor , two good sized bedrooms and recently fitted kitchen, immaculately presented and tastefully decorated throughout.

Having the desired forecourt and a gorgeous suntrap courtyard to the rear with outside tap.

The Denes area is always popular with a host of buyers, as it has local shops and amenities on hand, along with schools and ease of access to Darlington's town centre and Cockerton Village. There are regular bus services and good transport links to the A1M via the West Park Faverdale developments, which also has the Marks & Spencer Food Hall, Supermarkets, coffee shops and retail shopping facilities.

The property itself is warmed by gas central heating and is fully double glazed, Viewing is highly recommended and is by appointment with our office.

### ENTRANCE VESTIBULE

A UPVC opens into the vestibule which has an attractive tiled floor to add interest. A glazed internal door opens into the lounge.

### LOUNGE

**13'3" x 13'2" (4.05 x 4.02)**

This welcoming room is flooded with light from the UPVC bay window to the front aspect and is tastefully decorated with modern tones. The statement chimney breast boasts a beautifully tiled recess where sits an electric stove and features a rustic oak mantle. A bespoke cupboard housing the utility meters sits neatly in the alcove.

### DINING ROOM

**13'6" x 8'4" (4.13 x 2.55)**

The second reception room has a UPVC window looking onto the courtyard to rear and leads through to the kitchen extension. Having a practical vinyl floor, and storage on offer via the walk in under stairs cupboard.

### KITCHEN

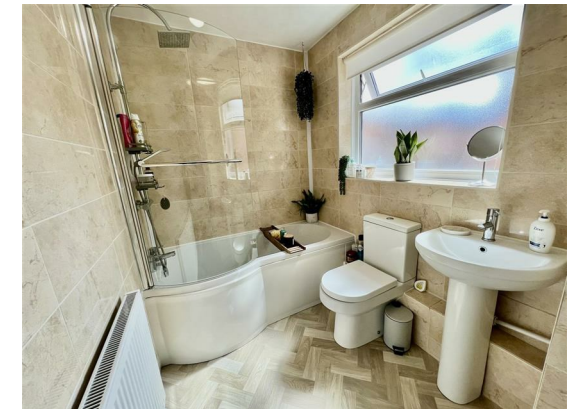
**9'11" x 5'4" (3.04 x 1.64)**

This recently fitted dream kitchen offers both style and functionality whilst housing a range of wall, floor and drawer units in a modern light grey gloss finish. These are perfectly complimented with the marble effect work surfaces, upstands, recessed stainless steel sink and space saving floating shelves. Integrated appliances included are the electric Zanussi oven and induction hob. The room has been finished with tasteful decoration and wood effect vinyl flooring, a large UPVC window to the side floods the room with natural light and a UPVC door leads out to the courtyard.

### FIRST FLOOR

### LANDING

Leading to both bedrooms and the bathroom/wc.



**BEDROOM ONE**

**13'5" x 11'4" (4.11 x 3.46)**

A generous double bedroom, having a UPVC window to the front aspect. The room benefits from having fitted wardrobes, shelving and drawers neatly hidden behind modern tinted mirrored sliding doors. Again, the tasteful decoration continues throughout and promotes a calm and relaxing ambience.

**BEDROOM TWO**

**9'3" x 8'6" (2.84 x 2.60)**

A further well proportioned room currently used as a nursery and boasts paneling to the lower sections of each wall as well as tasteful decoration.

**BATHROOM/WC**

**9'7" x 5'6" (2.94 x 1.69)**

A sizeable bathroom, refitted with a modern white suite to include a P shape, shower bath, with a mains fed over the bath shower. In addition there is a pedestal hand basin and WC. The room has been finished in neutral ceramic tones and has a UPVC window to the side.

A built in storage cupboard houses the Baxi Central Heating boiler.

**EXTERNALLY**

The forecourt is enclosed by wrought iron railings and has been designed for ease of maintenance with a mixture of slate chippings and a gravel pathway.

To the rear, the courtyard catches a great deal of the summer sunshine, and has a decked patio. The area is enclosed with white painted walls and is low maintenance with gravelled areas and AstroTurf. A single gate leads out to the rear service lane.



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ANN CORDEY ESTATE AGENTS

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			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.

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.



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