



*Ann Cordey*  
ESTATE AGENTS

13 The Causeway, Darlington, DL1 1EN  
Offers In The Region Of £150,000





### 13 The Causeway, Darlington, DL1 1EN

Available with no onward chain and in ready to move into order this TWO BEDROOMED semi-detached bungalow is sure to have great appeal. Situated in a convenient location within the Eastbourne area of Darlington. The property is immaculately presented and neutrally decorated with modern kitchen which can accommodate a dining table and an upgraded shower room. The paved front driveway provides off street parking and there is a lawned garden to the rear with a useful timber storage shed.

The property is close to regular bus services and excellent transport links. There are local shops and supermarkets within walking distance and a post office. The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold  
COUNCIL TAX: B

#### RECEPTION HALLWAY

From entering the reception hallway the quality of the finish of the home is immediate with the oak internal doors and plush carpets. The hallway leads to all of the accommodation and has a storage cupboard housing the meters.

#### LOUNGE

**16'0" x 12'2" (4.88 x 3.72)**

A generous reception room with a walk in bay window to the front aspect. An attractive stone feature fireplace with an electric fire to cast a cosy glow.

#### KITCHEN/DINER

**12'6" x 10'0" (3.82 x 3.06)**

The kitchen is a good size and has been well planned and comprises of an ample range of wall, floor and drawer cabinets and can easily accommodate a dining table. The integrated appliances include an electric oven and hob, fridge and freezer and free standing washing machine. There is a window overlooking the rear and door leading out to the garden at the side.

#### BEDROOM ONE

**14'2" x 12'6" (4.33 x 3.83)**

A generous double bedroom overlooking the rear aspect.

#### BEDROOM TWO

**10'7" x 9'2" (3.25 x 2.81)**

A second spacious bedroom this time overlooking the front aspect.

#### WET ROOM/WC

With electric shower and wall hung hand basin and WC the room has been finished in modern ceramics and has window to the front.

#### EXTERNALLY

The property is open plan to the front with a paved driveway for off street parking. There is access at the side to the rear garden which is mainly laid to lawn with a paved patio seating area and useful timber shed.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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