



Ann Cordey
ESTATE AGENTS

19 Clarendon Road, Darlington, DL1 3HL
Offers In The Region Of £220,000



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This substantial three bedroomed semi-detached offers versatile and multi generational family accommodation. Extended and thoughtfully configured boasting three bathrooms, three double bedrooms, an upgraded open plan kitchen and dining room lounge and further ground floor reception room/fourth bedroom or study a handy utility room completes the ground floor.

To the first floor there are three double bedrooms, the master bedroom having ensuite facilities and a walk in wardrobe. The other two bedrooms are serviced by a sizeable bathroom with bath and separate shower cubicle. A fixed staircase on the landing leads allows for ease of access to the boarded attic area.

The front of the property is designed for ease of maintenance with raised stone walls enclosing borders with established lavender bushes with a driveway or off street parking for two vehicles. The rear garden is completely enclosed which makes it quite secure. It is enclosed by fencing with the lawn being enclosed by borders. There is a raised decked seating area and timber summerhouse with electricity supply. A paved patio seating area sits just in front of the French doors from the kitchen.

The location is well placed for access to the local schools, shops and supermarkets. There are regular bus services and excellent transport links towards the town centre, Teesside and the A1M. The property is warmed by gas central heating and is fully double glazed with solar panels which are owned outright and the owner benefits from FiT payments and free electricity .

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

The composite reception door opens into the reception hallway which has a solid maple wood floor and leads to the lounge, kitchen/diner and further reception room or fourth bedroom. The staircase leads to the first floor.

LOUNGE

15'3" x 11'1" (4.65 x 3.38)

The lounge is a good sized reception with a walk in bay window to the front aspect and an antique pine floor, a gas fired stove is to the heart of the room to cast a cosy glow.

SITTING/BEDROOM FOUR

14'0" x 9'8" (4.29 x 2.97)

A second sitting room with a window to the front aspect and a door leading through to a ground floor shower room/WC and utility room.

WETROOM/WC

With mains fed shower, pedestal handbasin and WC and a window to the side aspect. The slate floor from this room leads through to the utility room.

UTILITY ROOM

10'1" x 9'10" (3.09 x 3.00)

A useful addition to any family home fixed worktops, plumbing for an automatic washing machine and a window to the rear aspect and door to the side. The central heating boiler is situated here also.

KITCHEN & DINER

16'10" x 13'8" (5.15 x 4.18)

A generous open plan room with ample space for a family dining table. The kitchen area has been well planned with an ample range of white gloss, wall, floor and drawer cabinets with quality quartz work surfaces and undermount sink. There are two double gas ovens with electric grills and a five ring gas hob and integrated dishwasher. A breakfast bar peninsular separates the kitchen and dining area and there is a window to the rear and French doors opening to the rear patio.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms and the family bathroom/WC and has a fixed staircase to the attic area.

BEDROOM ONE

14'10" x 9'6" (4.54 x 2.92)

The principal bedroom of the home is a generous double room with a walk in wardrobe and wet room facilities.

WET ROOM/WC

With mains fed shower, hand basin and WC and there is also a chrome heated towel rail.

BEDROOM TWO

15'11" x 11'3" (4.87 x 3.44)

A second double bedroom with a bay window to the front aspect and sliding mirrored door wardrobes.

BEDROOM THREE

14'5" x 10'6" (4.41 x 3.22)

Bedroom three is also a double bedroom with a window to the rear aspect and a recess to the chimney breast.

BATHROOM/WC

A sizeable statement bathroom with stand alone bath and separate corner shower cubicle with mains fed shower, basin and WC and a window to the side aspect.

ATTIC

A fixed staircase leads to the attic area which is boarded and provides easy accessible storage.

EXTERNALLY

The front garden is designed for ease of maintenance with stone built walls and lavender borders and there is a driveway for off street parking for two cars and there is a useful bicycle storage shed. The rear garden is completely enclosed and secure with a lawn enclosed by borders. There is also a raised decked seating area and timber summerhouse with electrics. A paved patio sits just in front of the French doors from the dining room.



When calculating energy efficiency and environmental impact, the following assumptions have been made: All energy efficiency measures have been assumed to be in place. The energy efficiency of the property has been assumed to be in line with the current standards. The energy efficiency of the property has been assumed to be in line with the current standards. The energy efficiency of the property has been assumed to be in line with the current standards.

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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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