



*Ann Cordey*  
ESTATE AGENTS

44 Prescott Street, Darlington, DL1 2ND  
Offers In The Region Of £90,000





**44 Prescott Street, Darlington, DL1 2ND**

A superb turn-key property for those wanting something ready to move into. This TWO BEDROOMED mid-terraced residence boasts two reception room, a generous galley kitchen extension, two bedrooms and an upgraded shower room/WC to the first floor.

The location is ideally placed for local schools and amenities and within walking distance to Darlington's town centre. There are regular bus services and excellent transport road links also. The property has been upgraded throughout by the current owners and is very well presented. Warmed by gas central heating, fully double glazed and re roofed in and available with no onward chain.

**ENTRANCE**

A upvc door opens into the hallway which has the staircase to the first floor and a door accessing the lounge.

**LOUNGE**

**13'5" x 10'9" (4.11 x 3.30)**

A generous reception room with a window to the front aspect overlooking the park. There is an attractive feature fire surround which has an electric fire to cast a cosy glow. The room is open plan to the dining area.

**DINING ROOM**

**14'7" x 9'3" (4.47 x 2.82)**

Easily accommodating a family dining table and having a handy understairs storage cupboard. The dining room has a window to the rear aspect and leads through to the kitchen.

**KITCHEN**

**17'5" x 5'10" (5.33 x 1.80)**

The kitchen extension is fitted galley style with a range of modern, white gloss cabinets with complementing worksurfaces and textured sink. The integrated appliances include an electric oven and electric hob and there is plumbing for an automatic washing machine. The room has a window and sliding doors to the side opening onto the courtyard.

**FIRST FLOOR**

**LANDING**

The landing leads to both bedrooms and to the shower room/WC. There is access to the attic area which is boarded and insulated.

**BEDROOM ONE**

**13'7" x 11'2" (4.16 x 3.42)**

The principal bedroom of the home is a very generous double bedroom and overlooking the front aspect.

**BEDROOM TWO**

**9'4" x 4'3" (2.86 x 1.32)**

A well proportioned second bedroom this time overlooking the rear aspect. There is access to the attic area via a pull down ladder

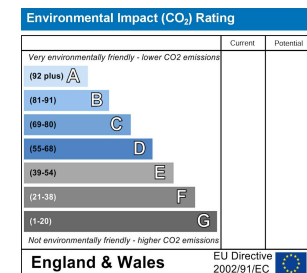
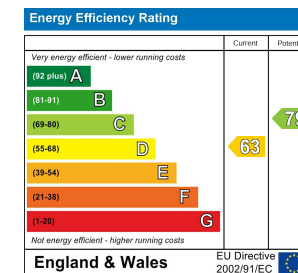
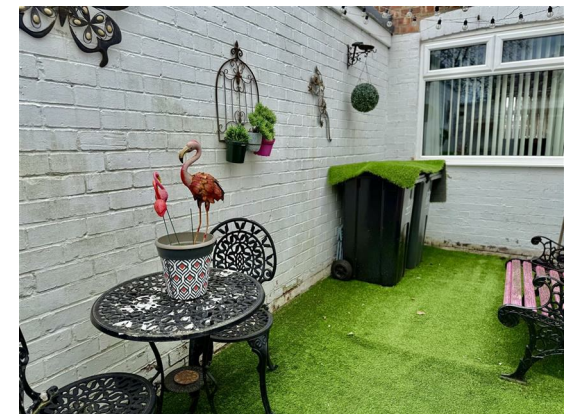
**SHOWER ROOM/WC**

Upgraded and comprising of a modern suite with a corner shower cubicle with mains fed shower. The handbasin is within a useful vanity storage cabinet and there is a low level WC. The room is designed for ease of maintenance finished with easy to maintain upvc wall panelling.

**EXTERNALLY**

There is an enclosed courtyard to the rear which has artificial grass and a single gate for access to the rear service lane.





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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