



Ann Cordey
ESTATE AGENTS

21 Mendip Grove, Darlington, DL1 2FQ
Offers In The Region Of £145,000



21 Mendip Grove, Darlington, DL1 2FQ

Occupying a pleasant position at the head of a cul-de-sac this two bedroomed semi-detached bungalow is offered for sale with no onward chain. The property is in ready to move into order but would benefit from cosmetic updating. The overall feeling is of light and bright accommodation with good sized rooms and having the benefit of a conservatory opening onto the rear garden.

The front and rear of the property have been designed for ease of maintenance with a block paved driveway to the front with wrought iron gate which lead through to the rear garden which is also low maintenance being paved and having graveled display.

The location is in walking distance to local shops and supermarkets and there is a regular bus service along side excellent transport links. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold
COUNCIL TAX: B

ENTRANCE VESTIBULE

A UPVC door opens into the vestibule which in turn leads through to the lounge.

LOUNGE

18'2" x 10'9" (5.54 x 3.29)

A sizeable reception room with a window to the front aspect and a practical laminate floor. A door from the lounge leads to the kitchen and a further door leads to the rear hallway.

KITCHEN

9'10" x 7'8" (3.02 x 2.36)

The kitchen has been fitted galley style with a range of wall, floor and drawer cabinets with complementing worksurfaces and stainless steel sink. There is an integrated electric oven and hob and plumbing for an automatic washing machine. A door from the kitchen leads to the conservatory.

CONSERVATORY

9'4" x 8'7" (2.87 x 2.64)

UPVC framed conservatory with a single door opening to the rear garden.

REAR HALLWAY

Leading to both bedrooms and to the bathroom/WC

BEDROOM ONE

12'0" x 9'9" (3.68 x 2.98)

A good sized double bedroom overlooking the rear aspect and has built in sliding door wardrobes.

BEDROOM TWO

9'10" x 8'10" (3.02 x 2.70)

A second well proportioned room this time overlooking the front aspect and also having sliding mirrored wardrobes.

BATHROOM/WC

Comprising of a white suite with panelled bath with shower mixer tap, the hand basin is positioned within a vanity unit and there is also a low level WC.

EXTERNALLY



Both the front and rear garden have been designed for ease of maintenance with the front garden being block paved and allowing for off street parking for a couple of vehicles. There are single wrought iron gate which lead to the rear garden which is enclosed by fencing and has a paved patio seating area and gravelled display.



GROUND FLOOR



Energy Performance Certificate (EPC) and Environmental Impact (CO₂) Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) 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					
England & Wales		EU Directive 2002/91/EC	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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