



*Ann Cordey*  
ESTATE AGENTS

33 Pierremont Road, Darlington, County Durham, DL3 6DQ  
Offers In The Region Of £280,000





### 33 Pierremont Road, Darlington, County Durham, DL3 6DQ

The blending of character with modern styling really brings the best of both worlds together within this property. This mature, THREE BEDROOMED semi-detached property has been extended to enhance the ground floor accommodation with the addition of a garden room with bi-fold doors. The open plan kitchen diner has been well planned with a range of modern cabinets and a large island at the heart of the room which flows through to the soft seating area of the garden room. The utility room and cloaks/wc adds the convenience required in a family home. The lounge overlooks the front aspect and is welcoming reception room with a log burning stove to cast a cosy glow.

To the first floor there are three bedrooms, two very generous double bedrooms and a further good sized single room, these are serviced by an upgraded bathroom/wc with separate shower cubicle. A fixed staircase from the landing leads up to the attic area which has been converted for extra easy accessible space.

Externally the property sits in easy to maintain gardens with the front garden having a slate chipping border and being enclosed by an established hedge with double wrought iron gates allowing for off street parking and there is also a single garage. Access to the side of the property leads down to a paved courtyard area and down to the lawn which is edged with borders. A second paved patio seating area is just outside of the bi-fold doors leading from the garden room which brings the outdoors in and is perfect for entertaining.

The property is immaculately presented and tastefully decorated throughout and is in ready to move into order. The location is ideal for access to the local schools, shops and amenities of the area. With the town centre being close at hand along with the parade of shops at Cockerton Village and the supermarkets and Marks & Spencer food hall at Westpark. There are regular bus services and excellent transport links.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold  
COUNCIL TAX: C

#### RECEPTION HALLWAY

A modern composite door opens into the reception hallway which has a practical LVT floor and leads to the lounge and kitchen/diner. The staircase with the original balustrade leads to the first floor and there is a handy understairs storage cupboard.

#### LOUNGE

15'0" x 14'1" (4.58 x 4.31)

The lounge is very welcoming and has the advantage of a walk in bay window to the front aspect. Tastefully decorated and having a log burning stove to the chimney inset to cast a cosy glow when needed.

#### KITCHEN/DINING AREA

19'0" x 19'4" (5.81 x 5.91)

The L shape kitchen and dining area has been well planned with an ample range of stylish dark oak effect cabinets which are complemented perfectly by the cool tone of the bright white Silestone worksurface with undermount sink. The integrated appliances include a double electric oven, induction hob and wine cooler. To the centre of the room there is large island with further storage cabinets. The flooring from the hallway has been continued and there is a window to the side aspect.

#### UTILITY ROOM/WC

A handy addition to any home with low level WC and having fitted floor cabinets with undermount sink. There is plumbing for an automatic washing machine and space for a tumble drier. The room has a window to the side aspect.



GARDEN ROOM

13'10" x 11'6" (4.22 x 3.51)

A lovely light and bright space with bi-fold doors and lantern ceiling. The room offers the space for soft seating and is open plan to the kitchen and dining area making a great social space. The bi-fold doors open onto the rear patio bringing the outdoors in during good weather.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. A door opens to a fixed staircase which leads up to the converted attic space which offers additional easy accessible space.

BEDROOM ONE

14'10" x 12'5" (4.54 x 3.81)

The principal bedroom of the home has a walk in bay window to the front aspect and a full wall of sliding door wardrobes.

BEDROOM TWO

13'10" x 9'0" (4.22 x 2.75)

A second generous double bedroom also benefitting from a double built in wardrobe and overlooking the rear aspect.

BEDROOM THREE

9'1" x 7'11" (2.785 x 2.42)

Bedroom three is a well proportioned single bedroom as overlooking the front aspect.

BATHROOM/WC

The bathroom has been upgraded and comprises a panelled bath and separate shower cubicle with mains fed shower. The handbasin is set within a white gloss vanity unit and there is low level WC. The room has window to the rear and has been finished in neutral ceramics.

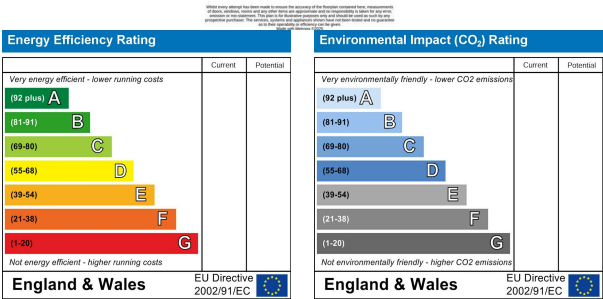
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26'5" x 13'0" (8.06 x 3.97)

Easily accessible storage space with a velux window to the rear aspect and built in cupboards to the eaves providing ample storage.

EXTERNALLY

The property sits in gardens to the front and rear. The front garden is enclosed by an established privet hedge and has a slate chippings border. There are two wrought iron gates which allows for off street parking and there is also a single brick built garage with double timber gates, light and power. pedestrian access to the side leads to a paved area for bins and a log store and leading onto the lawn. The rear garden is enclosed by fencing and is laid to lawn with established borders. A paved patio seating area is just in front of the bi-fold doors from the garden room and is a lovely spot to enjoy the outside space.



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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