Ann Cordey
ESTATE AGENTS

25 Bloomfield Road, Darlington, DL3 6RZ

Offers In The Region Of £235,000

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From arriving at the property you cannot help but be captivated by itself presence as it sits proudly behind a frontage of mature plants and shrubs. The painted wooden front door provides character and sets the tone for the internal inspection of this traditional three bedroomed detached residence.

The property has been a much loved home for a number of years and has been lovingly maintained throughout that time. It is immaculately presented and is ready to move into order whilst offering the new buyer the potential to improve as and when they wish.

The accommodation is spacious with two good sized reception rooms and a refitted kitchen. To the first floor all of the bedrooms are well proportioned with two double bedrooms and a single room. The family bathroom wc has an over the bath electric shower.

Externally the property sits in well established gardens to the front and rear. The front garden is enclosed by a brick built wall and has a paved driveway which sits just in front of the garage (which has a roller door and measures 5.14 x 2.21). A personnel door from the garage leads through to the rear courtyard which is a very pretty space. Paved for ease of maintenance and having raised borders with an abundance of flowers, plants and a striking Acer tree.

The location is ideal for walking to town and Cockerton village which has a parade of shops there. A regular bus service is on hand and excellent transport links. Local schools are within walking distance too. The property is warmed by gas central heating and is double glazed and available with no onward chain.

TENURE: Freehold
COUNCIL TAX: D

RECEPTION HALLWAY
The wooden entrance door opens into the welcoming reception hallway which has a practical and attractive Karndean floor. The hallway leads to the lounge, dining room and kitchen and there is a useful understairs storage cupboard. The original balustrade staircase leads to the first floor.

LOUNGE
15'5" x 11'11" (4.72 x 3.65)
The first of two reception rooms, the lounge is of a good size with a walk in bay window, high ceilings and deep cornicing. A feature fireplace is to the heart of the room.

DINING ROOM
13'3" x 11'9" (4.05 x 3.60)
The dining room accommodates a table and soft seating and has a single French door which open out onto the courtyard. There is an original cupboard built in to one of the alcoves and there is also a feature fireplace to the chimney breast with an electric fire to cast a cosy glow when needed.

KITCHEN
14'7" x 6'5" (4.46 x 1.98)
The kitchen has been refitted galley style with an ample range of Cream cabinets with the warm tones of the light oak effect worksurfaces complementing them perfectly. The integrated appliances include an electric oven and hob, washing machine and fridge freezer. The room has a large window which captures all of the colour and interest of the courtyard and a door leading out to the side.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the bathroom/WC

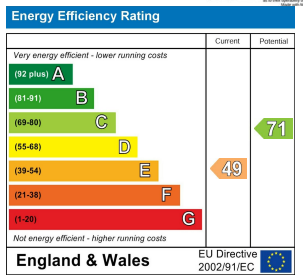
BEDROOM ONE
14'0" x 11'11" (4.29 x 3.64)
The principal bedroom of the home is a generous double bedroom with a walk in bay window overlooking the front aspect.

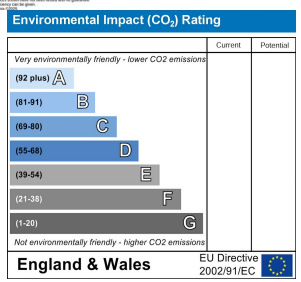
BEDROOM TWO
13'1" x 12'2" (4.01 x 3.71)
A second good sized double bedroom this time overlooking the rear. There are built in wardrobes and the Baxi central heating boiler is situated here.

BEDROOM THREE
9'3" x 6'10" (2.84 x 2.09)
Bedroom three is a sizeable single bedroom which overlooks the front aspect.

BATHROOM/WC
Comprising a cast bath with electric over the bath shower, pedestal handbasin and WC.

EXTERNALLY
The front garden is enclosed by a brick built wall and has a garden bed full of established plants and shrubs. The driveway is paved and leads to a single garage (which measures 5.14 x 2.21m) and has roller door, light and power. A personnel door from the garage leads to the rear courtyard which is a very pretty space to enjoy the outdoors. The courtyard has a quality Indian sandstone patio and raised garden beds which have a variety of flowering plants, shrubs and trees which provide interest throughout the seasons. It will be a joy witnessing this garden come to life.





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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