



*Ann Cordey*  
ESTATE AGENTS

21 North Lodge Terrace, Darlington, County Durham, DL3 6LZ  
Offers In The Region Of £250,000





## 21 North Lodge Terrace, Darlington, County Durham, DL3 6LZ

This substantial five bedroomed town house offers versatile accommodation across three floors. Larger than the average properties within the street and retaining many characterful features. The property has a commanding kerb appeal and enjoys very pleasant views over the open parkland of North Lodge Park to the front. The location is convenient being with walking distance of the local shops, schools and amenities of the area as well as ease of access to Darlington's town centre and also the Northgate/Harrowgate Hill areas of town including North Road Train station.

Available with no onward chain and in ready to move into order, the property has been a very successful commercial let for the current vendors who have secured long term lets from local businesses for their visiting staff. All relevant compliance is valid an in place and that venture could be explored by a new owner. If you are looking for the property as a family home then it is configured for use in this way also and could also offer multi-generational living accommodation on the second floor.

Viewing is highly encouraged to fully understand the proportions, versatility and appeal of the property. It is in ready to move into order whilst still offering the potential to enhance the beauty of this period home.

Warmed by gas central heating with a floor standing boiler providing heat to the ground floor and first floor. A second wall mounted combination boiler heats the second floor.

A brief summary of the accommodation is as follows: Grand entrance hallway with return staircase to the first floor and access to the main front lounge, and rear sitting room. Access to the dining dining room which leading through to a galley kitchen and separate utility room. There is also a useful understairs storage cupboard also accessed from the entrance hallway. To the first floor there are three double bedrooms, two with useful vanity sinks, a family sized shower room/WC and sink with plenty of inbuilt storage cupboard and a second separate WC with hand basin. A galleried staircase from the first floor leads to the second floor landing where there is presently a front lounge (or 5th bedroom) a kitchenette, one rear double bedroom and a bathroom with bath and a over the bath shower, WC and hand basin plus under eave storage and an accessible ceiling velux window.

Externally there is a forecourt garden and a rear courtyard garden. A covered passageway gives access to a WC and a brick storage shed. The brick built garage with roller door access from the rear service lane also has a personnel door from the covered passageway.

### RECEPTION HALLWAY

A wooden entrance door with stained glass detail opens into the impressive hallway which has the original balustrade and leads to the first floor.

### LOUNGE

16'0" x 15'7" (4.88 x 4.75)

A large reception room with a bay window overlooking parkland to the front and having a feature fireplace to the chimney breast.

### SITTING ROOM

14'6" x 12'10" (4.42 x 3.93)

A second sitting room this time overlooking the rear aspect through a nice feature of a bay window. The original Victorian marble fireplace has a deep mantle and is a beautiful feature within this room.

### DINING ROOM

14'5" x 11'0" (4.41 x 3.36)

A sizeable room easily accommodating a family table and having a a lovely feature of a corner window looking onto the courtyard.

### KITCHEN

12'9" x 7'1" (3.90 x 2.16)

Flitted galley style with an ample range of cabinets. The floor standing gas boiler is situated here and the room has a window flooding to the side overlooking the courtyard garden.

### UTILITY ROOM

7'1" x 6'11" (2.16 x 2.11)

With fitted wall cabinets and worksurface with stainless steel sink unit. There is also plumbing for an automatic washing machine. A door from the utility room leads into the covered passage which in turn has a door out into the courtyard garden area.

### FIRST FLOOR



LANDING

Leading to three bedrooms, shower room/WC and a further separate WC. There is also a staircase to the second floor.

BEDROOM ONE

17'0" x 12'10" (5.2 x 3.93)

A generous master bedroom with walk in bay window with views of the park and having a pretty feature fireplace with tiled inset.

BEDROOM TWO

14'6" x 13'0" (4.44 x 3.98)

A second double bedroom this time overlooking the rear and also having a pretty cast fireplace and a ceramic handbasin.

BEDROOM THREE

13'0" x 11'0" (3.97 x 3.36)

The third bedroom on this floor is also a sizeable double bedroom with an original cast fireplace, vanity sink unit and overlooks the front aspect.

SHOWER ROOM/WC

With a corner shower cubicle, pedestal handbasin and WC.

SEPARATE/WC

WC and handbasin.

SECOND FLOOR

LANDING

The landing leads to a double bedroom, front facing sitting room (or further bedroom) bathroom with bath and over the bath shower and kitchenette.

BEDROOM FOUR

13'1" x 10'7" (4.00 x 3.24)

A double bedroom overlooking the rear with a dormer window.

BEDROOM FIVE/SITTING ROOM

13'1" x 11'8" (4.01 x 3.58)

with a chimney breast and a dormer window to the front aspect.

KITCHENETTE

10'9" x 7'11" (3.28 x 2.43)

Comprising a range of wood effect cabinets and some appliances. There is space for a freestanding under counter fridge and the wall mounted central heating boiler is in the kitchen also and there is an accessible velux window.

BATHROOM/WC

Comprising a panelled bath with over the bath shower, pedestal handbasin and WC. A ceiling accessible velux window and ample under eaves storage.

EXTERNALLY

There is a forecourt and covered courtyard. There is a brick built store and outside cloaks/WC. A personnel door from the courtyard provides access to the a brick built garage which has a roller door which opens to the rear service lane, in addition there is pedestrian access via single gate,

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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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