



Ann Cordey
ESTATE AGENTS

1 Clowbeck Court, Faverdale, Darlington, DL3 0BQ
Offers In The Region Of £185,000



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Situated in the desirable High Grange area of Darlington we offer for sale a well proportioned THREE BEDROOMED semi-detached property which has been much improved by the current vendors and is stylishly decorated throughout. The modern kitchen has a range of integrated appliances, the lounge/dining room is to the rear of the property and is quite spacious with an open plan staircase to the first floor and access to a conservatory which enhances the ground floor accommodation further.

To the first floor there are three good sized bedrooms, the master bedroom having ensuite facilities whilst the house bathroom/WC has been fabulously upgraded.

Externally the front of the property is open plan with a driveway and single garage. The rear garden is mainly laid to lawn and enclosed by fencing.

The location is ideal for access to local amenities and shops within High Grange. There is an Aldi supermarket and Marks & Spencer food hall at nearby West Park. There are regular bus services and excellent transport links to the A1M.

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

TENURE: Freehold

COUNCIL TAX: C

RECEPTION HALLWAY

Composite entrance door opening into the reception hallway which leads to the kitchen and lounge/diner. There is also a handy door with direct access to the garage.

KITCHEN

9'10" x 7'5" (3.02 x 2.28)

The kitchen is fitted with an ample range of attractive green gloss cabinets with complementing worksurfaces. The integrated appliances include an electric oven and gas hob, slimline drinks fridge and dishwasher. The room overlooks the front aspect.

LOUNGE

20'2" x 12'2" (6.15 x 3.73)

A large open plan social space with plenty of space for soft seating and family dining table. The staircase to the first floor is open plan and there is a window to the rear and French doors opening to the conservatory.

CONSERVATORY

13'0" x 10'0" (3.98 x 3.07)

UPVC framed with a laminate floor and French doors to the side opening onto the garden.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'1" x 10'3" (3.69 x 3.13)

The principal bedroom of the home is a good sized double room over looking the front aspect and benefitting from en-suite facilities.



ENSUITE

With an electric shower, handbasin and WC.

BEDROOM TWO

12'4" x 10'2" (3.76 x 3.12)

A good sized second bedroom also overlooking the front aspect.

BEDROOM THREE

9'6" x 7'2" (2.92 x 2.19)

The third bedroom is well proportioned and overlooks the rear aspect.

BATHROOM/WC

Upgraded with a modern white suite with stylish ceramic tiling. There is a double ended bath, wall hung vanity cabinet with basin and a low level WC.

EXTERNALLY

The front of the property is open plan and designed for ease of maintenance with a driveway and there is also a single integral garage. There is access at the side to the rear garden which is enclosed by fencing and mainly laid to lawn.



TOTAL FLOOR AREA: 1719 sq ft (157.3 sq m) approx.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(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 ₂ emissions	
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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