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ESTATE AGENTS

25 Baldwin Lane, Darlington, DL1 1QA
Offers In Excess Of £175,000



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Situated within the a modern development this THREE BEDROOMED townhouse offers generous accommodation across three floors. Being nearly new and in ready to move into order with the added benefit of having the remainder of the NHBC guarantee in place.

The well planned and versatile accommodation briefly comprises of:- welcoming reception hallway, handy ground floor cloaks/wc. Well planned kitchen fitted with ample cabinets and integrated appliances. The lounge is also to the ground floor with access to the garden which is also of a good size.

To the second floor there is a large double bedroom with a juliet balcony making a lovely feature which overlooks the garden. There is a further good sized bedroom and family bathroom/wc. The master bedroom is to the second floor with fitted wardrobes and en-suite shower room wc.

The garden to the rear is well proportioned and enclosed by fencing. It is mainly laid to lawn with a paved patio seating area. A single access gate is to the rear which leads out to the designated parking area of the development and this property has TWO PARKING SPACES.

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

Situated in a convenient location close to local shops, retail park and gym. Close to local businesses and having regular bus services and excellent transport links to the A66 and A1M.

TENURE: Freehold

COUNCIL TAX: C

RECEPTION HALLWAY

A composite entrance door opens into the welcoming reception hallway which leads to the cloaks/wc, Lounge and Kitchen. The staircase leads up to the first floor and the area has a practical and stylish laminate floor and useful under stairs storage cupboard

CLOAKS/WC

With a modern white suite with low level WC and ceramic handbasin.

LOUNGE

15'6" x 11'3" (4.74 x 3.43)

The lounge is to the rear of the property and is well proportioned with French Doors opening onto the rear patio area. The laminate flooring from the hallway has been continued through and the room is neutrally decorated.

KITCHEN & DINER

8'5" x 11'4" (2.58 x 3.46)

The kitchen is of a good size and is well planned and fitted with an ample range of wall, floor and drawer cabinets with matching work surfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob. There is also a fridge freezer and plumbing for an automatic washing machine. The room has a window to the front aspect and can easily accommodate a dining table and chairs.

FIRST FLOOR



LANDING

The landing area is a feature within itself with a window to the front aspect and plenty of space leading to bedroom two, bedroom three and family bathroom/wc. There is a further staircase to the second floor.



BEDROOM TWO

15'5" x 10'6" (4.70 x 3.21)

A double bedroom with a juliet balcony over looking the rear garden.

BEDROOM THREE

10'3" x 8'2" (3.13 x 2.49)

A good sized single room overlooking the rear aspect.

BATHROOM/WC

Comprising a white suite with panelled bath, pedestal handbasin and WC and is finished with ceramic tiling in grey tones.

SECOND FLOOR

Landing area leading to bedroom one and having a large walk-in storage cupboard.

BEDROOM ONE

12'0" x 11'10" (3.66 x 3.61)

The master bedroom is to the second floor, light and bright with dual aspect velux windows to the front and rear. The room has fitted wardrobes and space for a desk or dressing table and also enjoys en-suite facilities

EN-SUITE

With walk in shower cubicle with mains fed shower, low level WC and pedestal handbasin. The room is finished with tiling and has velux window to the rear.

EXTERNALLY

There a small forecourt to the front of the property with wrought iron railings and slate chippings. The rear garden is enclosed by fencing and is mainly laid to lawn with a paved patio seating area. There is a two gates leading out to the designated parking area for the development and the property has TWO parking spaces.



Whilst every care has been taken to ensure the accuracy of the floorplans contained here, measurements of rooms, distances, floor areas and any other data are approximate and are provided for general guidance only. The services, systems and appliances shown have not been tested and no guarantee can be given for their state of operation. Prospective buyers should make their own arrangements to satisfy themselves as to the condition and specification of any fixtures, fittings and services. Measurements are approximate and not to scale. Ann Cordey Estate Agents Ltd. 01325 488433. 13 Duke Street, Darlington, County Durham, DL3 7RX. Ann Cordey Estate Agents Ltd. 01325 488433. 13 Duke Street, Darlington, County Durham, DL3 7RX.

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