



3 HAMSTERLEY STREET, DARLINGTON, DL3 6QE

Offers In The Region Of £130,000

Situated in the Denes area of Darlington we offer for sale a well proportioned TWO bedroomed mid-terraced property. Benefitting from two reception rooms, a ground floor kitchen extension and handy utility room. To the first floor there are two bedrooms serviced by a 'Jack & Jill' bathroom with shower.

Externally the property has a forecourt and enclosed courtyard to the rear.

Much improved and in ready to move into order. Warmed by gas central heating and double glazed. The location is ideally placed for access to the town centre and Cockerton Village and the parade of shops there. The Dene park is on hand, there are regular bus services and excellent transport links.



ENTRANCE VESTIBULE

Entrance door opening into the entrance vestibule with an internal door opening into the lounge.

LOUNGE

16'0" x 14'1" (4.88 x 4.31)

A sizeable reception room with a walk-in bay window to the front aspect. There is a solid wood floor and feature fireplace to the chimney breast.

DINING ROOM

14'3" x 8'7" (4.35 x 2.64)

A good sized dining room with a window to the rear aspect and built in understairs storage cupboard.

KITCHEN

13'8" x 6'9" (4.17 x 2.06)

Fitted galley style with a range of painted green cabinets with wood effect worksurface's and a textured sink. There is an electric oven and electric hob and plumbing for a washing machine or dishwasher. There is a window to the side and a door opening to the courtyard. The kitchen leads through to a handing utility/storage area.

UTILITY

7'4" x 4'3" (2.25 x 1.32)

With a window to the side and fitted work surface, shelving and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

Leading to both bedrooms.

BEDROOM ONE

14'3" x 13'5" (4.35 x 4.11)

A generous double bedroom with a window to the front and having a built in double wardrobe. A door leads through to the bathroom.

BATHROOM/WC

Fitted with a white suite comprising of a panelled bath, pedestal hand basin and WC.

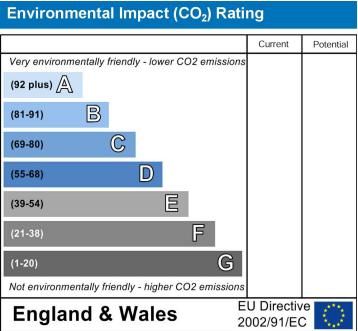
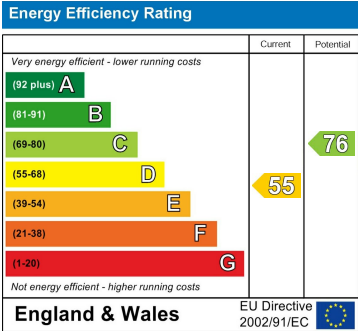
BEDROOM TWO

9'5" x 8'9" (2.88 x 2.67)

A single bedroom overlooking the rear aspect.

EXTERNALLY

The forecourt is enclosed with a brick built wall with attractive wrought iron railings and a single gate. The courtyard to the rear is paved and has a single gate for access to the the rear service lane.



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.

