



**152 GREENBANK ROAD, DARLINGTON, COUNTY DURHAM, DL3 6ES**

**Offers In The Region Of £115,000**

Much improved and tastefully decorated throughout this TWO bed roomed mid terrace residence is sure to have great appeal. Boasting two reception rooms, kitchen extension, two well proportioned bedrooms and a bathroom to the first floor. Situated in the popular Denes area of Darlington the property is well presented throughout and viewing is highly recommended. Available with no onward chain simply pick up the key and move in.



Warmed by gas central heating via a combination boiler and being fully double glazed.

**ENTRANCE VESTIBULE**

With upvc entrance door leading into the vestibule which has an internal door leading into the lounge.

**LOUNGE**

**13'03 x 13'02 (4.04m x 4.01m)**

The feeling of space is evident from entering into the lounge. The upvc double glazed square bay window allows for the light to flood through into the room, there is a bespoke cupboard to the alcove which houses the gas and the electricity meter. There is as a wall mounted gas fire to the chimney breast which casts a cosy glow and adds interest to the room which has been finished with laminate flooring.

**DINING ROOM**

**13'00 x 9'02 (3.96m x 2.79m)**

The second reception room is of a good size and has a large walk in storage cupboard, there is a upvc double glazed window to the rear aspect and easily maintained laminate flooring.

**KITCHEN**

**9'09 x 6'06 (2.97m x 1.98m)**

Fitted with an ample range of white wall, floor and drawer cabinets which are complimented perfectly by black work surfaces with a stainless steel sink unit. The integrated appliances include an electric oven and gas hob and the washing machine and fridge/freezer are included also. The room has been finished with attractive ceramic mosaic style tiling. There is a upvc door that leads out to the rear yard.

**FIRST FLOOR**

**LANDING**

Leading to the two bedrooms and bathroom/WC.

**BEDROOM ONE**

**13'05 x 10'00 (4.09m x 3.05m)**

A generous master bedroom with a upvc double glazed window to the front aspect and one alcove to the chimney breast.

**BEDROOM TWO**

**9'02 x 8'07 (2.79m x 2.62m )**

A good sized single bedroom this time with a upvc double glazed window to the rear aspect.

**BATHROOM/WC**

Refitted with a white suite to include a panelled bath with a chrome handheld shower mixer, there is a pedestal handbasin and low level WC and the room has been finished with ceramic tiles. There is a chrome handheld shower mixer and the Baxi central heating boiler is housed within a cupboard.

**EXTERNALLY**

The forecourt is enclosed by a brick built wall with attractive wrought iron

railings easy maintained slate chippings and the yard to the rear is paved with a single gate to the rear service lane and there is a useful brick built store.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, walls and any other items are approximate and no responsibility is taken for any omission or error statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 02/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.**

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.

