



43 THE LEAS, DARLINGTON, DL1 3DA

Offers In The Region Of £189,950

This beautifully extended three-bedroom semi-detached residence offers spacious and versatile family accommodation throughout, together with the added advantage of a loft conversion providing excellent additional storage space, accessed via a fixed staircase from the first-floor landing.

The property has been thoughtfully improved and well maintained by the current owners, with great care and attention evident throughout, creating a superb home suited to a variety of purchasers.

Upon entering the property, a welcoming entrance hallway leads to a useful ground floor WC and an attractive lounge positioned to the front elevation, featuring a charming bay window allowing an abundance of natural light. To the rear of the property is an impressive open-plan kitchen/diner, fitted with a comprehensive range of wall, floor and drawer units, whilst still offering ample space for family dining and entertaining.

Flowing seamlessly from the kitchen is a substantial conservatory, enhanced by a feature log-burning stove, creating an ideal additional reception area to enjoy throughout the year. A practical utility lean-to provides further storage and workspace, together with access to the rear garden.

To the first floor, the principal bedroom is situated to the front aspect, whilst the impressive double-storey extension has created two further well-proportioned bedrooms to the rear. The family bathroom/WC is fitted with both a corner bath and separate walk-in shower cubicle, offering practicality for modern family living. From the landing, a fixed staircase rises to the useful attic space.



LOUNGE
14'11 x 13'01 (4.55m x 3.99m)

W/C
5'9 x 3'07 (1.75m x 1.09m)

KITCHEN
20'06 x 11'03 (6.25m x 3.43m)

CONSERVATORY
14'02 x 13'05 (4.32m x 4.09m)

UTILITY
12'7 x 5'2 (3.84m x 1.57m)

BEDROOM ONE
14'11 x 11'06 (4.55m x 3.51m)

BATHROOM
10'04 x 9'10 (3.15m x 3.00m)

BEDROOM
10'11 x 7'00 (3.33m x 2.13m)

BEDROOM
10'07 x 7'00 (3.23m x 2.13m)

ATTIC SPACE
15'10 x 11'05 (4.83m x 3.48m)



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, appropriateness and applicability of these measurements and dimensions are to their own responsibility and no liability can be given. Made with Metaphor ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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