



Ann Cordey
ESTATE AGENTS

75 The Fairway, Darlington, DL1 1ES
Offers In The Region Of £225,000



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We have pleasure in offering for sale this immaculately presented four bedroom detached family home.

The property is well maintained with neutral decor throughout. A brief description of the accommodation comprises of a entrance hallway with staircase, lounge, kitchen-diner with bi-fold doors, utility and WC. To the first floor there are four bedrooms, with the master benefitting from ensuite facilities and family bathroom.

Externally there is a integrated garage, double driveway allowing for off street parking and enclosed low maintenance rear garden.

Viewing is highly recommended!

ENTRANCE HALLWAY

The composite entrance door opens into the entrance hallway with staircase leading to the first floor and a door leading into the Lounge.

LOUNGE

14'04 x 10'01 (4.37m x 3.07m)

A spacious reception room having a UPVC window to the front aspect with neutral decoration and a electric log burning stove to cast a cosy glow when needed.

KITCHEN/DINER

17'01 x 9'05 (5.21m x 2.87m)

Fitted with an ample range of blue/grey wall floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include an electric oven and induction hob with stainless steel extractor hood and microwave.

The room can easily accommodate a large family dining table . There are bi-fold doors opening into the rear garden.

UTILITY ROOM

Fitted with base units to match the kitchen, with a stainless steel sink unit and plumbing for an automatic washing machine. There is a further external door to rear and access into the WC.

WC

Fitted with a white low level WC and hand basin.

FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/wc.

BEDROOM ONE

A spacious master bedroom fitted with double sliding mirrored wardrobes , UPVC window to the front and benefitting from ensuite facilities.

ENSUITE

Fitted with a walk-in mains shower cubicle, low level WC and wash hand basin. There is a UPVC window to side.

BEDROOM TWO

Fitted with double sliding wardrobes, a double glazed window to front aspect.



BEDROOM THREE

Having a double glazed window to the rear aspect.

BEDROOM FOUR

A sizable single room having a UPVC window overlooking the rear aspect.

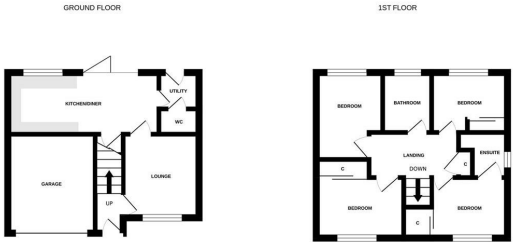
BATHROOM/WC

Fitted with a white suite to include a panelled bath , pedestal hand basin and low level WC. There is a UPVC window to the rear aspect.

EXTERNALLY

To the front the property is mainly laid to lawn with paved driveway allowing for off street parking which sits just in-front of the single garage.

To the rear , the garden has been designed for ease of maintenance having AstroTurf and paved patio seating area making a pleasant space to enjoy the summer sun.



Where energy efficiency has been rated to ensure the accuracy of the figures contained here, responsibility for data, accuracy, content and any other facts are acknowledged and no responsibility is taken for any data, information or misstatements. This plan is for general purposes only and does not constitute a contract for any particular purpose. The property is shown as a guide only and is not intended to be used for any other purpose. All measurements are approximate. The property is shown as a guide only and is not intended to be used for any other purpose. All measurements are approximate. The property is shown as a guide only and is not intended to be used for any other purpose. All measurements are approximate.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	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		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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