



4 PEASE STREET, DARLINGTON, DL1 4EU

Offers In The Region Of £119,950

This property a lovely example of a home of it's kind. It has been lovingly maintained and is immaculately presented and boasts spacious rooms throughout. It has the benefit of two reception rooms and a large kitchen extension with high quality finish.

To the first floor there are two double bedrooms and a family bathroom/wc. The front of the property is open plan and has had a drop kerb fitted for off street parking whilst to the rear there is



The property is warmed by gas central and is fully double glazed and in ready to move into order. It would suit a host of buyers and viewing is highly encouraged. The location within the Eastbourne area of Darlington is ideally placed for walking distance to the local shops and schools of the area and there is local park on hand. Darlington's train station is also a walk away and there are regular bus services and excellent transport links towards Teesside and to the A1M.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE HALLWAY

A upvc door opens into the reception hallway which has the staircase to the first floor and a door accessing the lounge.

LOUNGE

11'10" x 10'9" (3.62 x 3.30)

A sizeable reception room with a feature fire surround to the chimney breast and having double doors opening into the dining room. The lounge is tastefully decorated and has a window to the front aspect.

DINING ROOM

14'4" x 11'4" (4.37 x 3.46)

A second reception room with ample space for a dining table and soft seating. There is also an attractive fire surround with an inset gas fire. The room has window to the rear aspect and is open through to the kitchen.

KITCHEN

20'4" x 5'7" (6.20 x 1.72)

Fitted with an ample range of quality gloss cabinets which are complemented by contrasting worksurfaces with a textured sink. The integrated appliances includes an electric oven, gas hob, under counter fridge and washing machine. The room has a window to the side and door opening to the side.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and the bathroom/WC.

BEDROOM ONE

11'10" x 11'0" (3.63 x 3.37)

A generous double bedroom with a double fitted wardrobe and a window to the front aspect.

BEDROOM TWO

10'7" x 9'8" (3.23 x 2.95)

A second double bedroom with a window to the rear aspect.

BATHROOM/WC

A large family bathroom with panelled bath and a handheld shower fitment, vanity handbasin and WC. The room has two windows to the side aspect.

EXTERNALLY

The front of the property is open plan with a drop kerb for off street parking with a gravelled drive for ease of maintenance. The rear of the property has an enclosed courtyard which is paved, has a water tap and a single gate for access to the rear.



Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of length, volume, capacity and any other data are approximate and are provided to assist the prospective purchaser. The plan is for illustrative purposes only and should not be relied on for the purposes of any contract. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan 12/02/20

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		

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.

