



Ann Cordey
ESTATE AGENTS

67 McMullen Road, Darlington, DL1 1BW
Offers In The Region Of £149,950



67 McMullen Road, Darlington, DL1 1BW

Situated in a popular area and ideally placed for local shops, schools, a gym, regular bus services and excellent transport links towards the town centre, Teesside and the A1M. There is also a retail park close by. This well presented THREE BEDROOMED semi detached is available with no onward chain and in ready to move into order. The accommodation is light and bright and has been redecorated and recarpeted.

Screened from the road the property sits behind established hedging with a single wrought iron gate for access. There is a lawned area and gravelled pathway. Side access leads to the rear garden which is enclosed by fencing and mainly laid to lawn.

Warmed by gas central heating via recently installed combi boiler and fully double glazed.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

A upvc entrance door opens into the reception hallway which has an attractive vinyl floor and staircase to the first floor. A doors leads through to the lounge and kitchen.

LOUNGE

13'11" x 13'3" (4.26 x 4.05)

A light and bright reception room decorated in neutral colours and overlooking the front aspect. The room leads through to the dining room.

DINING ROOM

11'0" x 8'3" (3.36 x 2.52)

Leading off from the kitchen and having an archway through to a ground floor extension.

GARDEN ROOM

8'2" x 6'0" (2.50 x 1.84)

Providing space for soft seating to enjoy views of the garden through the French doors.

KITCHEN

9'6" x 8'9" (2.91 x 2.67)

The kitchen comprises of an ample range of white gloss cabinets with wood effect worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and hob. The room is finished with tiled surrounds and there is plumbing for an automatic washing machine and a window to the rear and a door to the side.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC

BEDROOM ONE

11'10" x 8'5" (3.62 x 2.57)

The principal bedroom of the home has a window to the front aspect and a built in storage cupboard.



BEDROOM TWO
11'5" x 11'5" (3.48 x 3.49)

A second good sized bedroom this time overlooking the rear aspect.

BEDROOM THREE
9'1" x 8'0" (2.79 x 2.44)

A good sized single bedroom overlooking the front aspect.

BATHROOM/WC
Fitted with a white suite to include a panelled bath with mainsfed over the bath shower, pedestal handbasin and WC there is also a chrome heated towel rail.

EXTERNALLY
The front garden is screened by an established hedge has a wrought iron access gate. It is laid to lawn with gravelled pathway. The rear garden is also laid to lawn and has a brick built store.



GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, the vendor does not make or give any representation or warranty in relation to this property. All measurements are approximate.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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			England & Wales		
EU Directive 2002/91/EC			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.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



