



Ann Cordey
ESTATE AGENTS

297 Haughton Road, Darlington, DL1 2LD
Offers In The Region Of £225,000



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****UNEXPECTEDLY BACK ON THE MARKET****

Extended and upgraded throughout this THREE BEDROOMED semi-detached residence needs to be viewed to be fully appreciated. Boasting generous accommodation throughout with high-end finishes.

The beautiful kitchen is at the heart of the home and is a stunning centrepiece with a large conservatory and lounge leading off from each side.

The extension to the property has allowed for a useful utility room and ground floor shower room and WC. To the first floor there are three bedrooms and an upgraded bathroom/WC with a separate shower also.

Externally the property sits in a generous plot with gardens to the front, side and rear and screened by a brick built wall with attractive wrought iron railings and double gates which open to allow for ample off street parking within a large block paved area. In addition to all of the parking there is a single GARAGE for storage which measures 3.45m x 2.35m and has an up and over door, light and power and has the central heating boiler situated here. The front garden has also been designed for ease of maintenance with astroturf lawn to each side of the paved pathway to the front door.

Thoughtful planning and execution has gone into the refurbishment of the home with solid oak internal doors and stylish decor throughout. Warmed by gas central heating and being double glazed. The property is situated in an ideal location with ease of access to the local shops and amenities of the area, local schools are on hand along with regular bus services and excellent transport links to the A1M and A66. Viewing is highly recommended.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A upvc entrance door opens into the reception hallway with staircase to the first floor and access to the kitchen & dining area, utility room and ground floor shower room/wc.

UTILIY ROOM

A great addition to a family home with fitted work surfaces space for a dryer and plumbing for an automatic washing machine. A door from the utility area opens into the shower room.

SHOWER ROOM/WC

Full sized shower room with corner shower cubicle with mains fed shower, there is a pedestal hand basin and low level WC. The room has been finished with tiled surrounds.

KITCHEN & DINING ROOM

18'5" x .11'6" (5.63 x .3.52)

A generous space having been well planned and fitted with an ample range of quality wall, floor and drawer cabinets in a cream finish with complimenting granite work surfaces. There is an integrated electric oven and gas hob, dishwasher and fridge freezer . A breakfast bar allows for informal dining and the room can also accommodate a large family dining table. A door from the kitchen leads out the rear garden and driveway. There are double solid oak internals doors with glazing that opens into the lounge and also a door to the conservatory.

LOUNGE

13'4" x 12'3" (4.07 x 3.74)

The lounge is a well proportioned reception room with a bay window to the front aspect and having an attractive fireplace to the chimney breast.



CONSERVATORY

A large space to enhance the living accommodation further with UPVC frame , double glazed windows and a solid roof to be able to enjoy the room whatever the weather. There is a single door opening onto the garden.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the family bathroom/wc. It has a window to the side and access to the attic area which is carpeted and has electric supply and a velux window to the rear.

BEDROOM ONE

13'6" x 11'5" (4.13 x 3.49)

A generous master bedroom with walk in bay window to the front

BEDROOM TWO

11'8" x 9'7" (3.56 x 2.94)

A second double bedroom this time over looking the rear aspect and benefitting from fitted sliding wardrobes.

BEDROOM THREE

7'6" x 6'11" (2.29 x 2.12)

The third bedroom is a good sized single room overlooking the front aspect. Previously accommodating bunk beds and currently being used as a dressing room.

BATHROOM/WC

A statement bathroom with stand alone bath and separate shower cubicle with mains fed shower. The hand basin is positioned with a useful vanity cabinet and there is low level WC. Finished with modern ceramic tiling the room has a window to the rear.

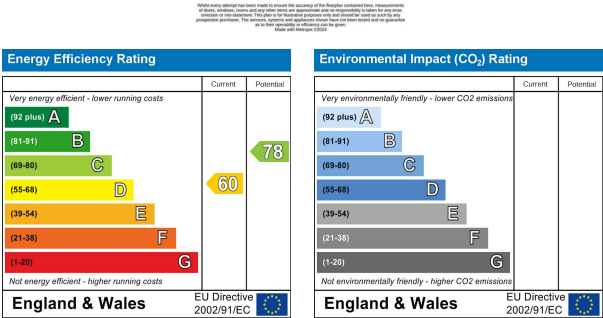
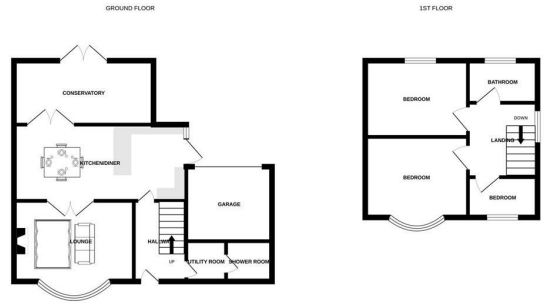
EXTERNALLY

The generous gardens are enclosed by a brick built wall with wrought iron railings with a single wrought iron pedestrian gate and further double gates for vehicle access to the ample off street parking. The area has been designed for ease of maintenance being completely block paved. The front garden has astroturf to each side of the footpath.

The single garage has been adapted to allow for the internal shower room and the remaining space measures 3.45m x 2.35m and allows for storage. Having an up and over door, light and power. The central heating boiler is situated here.

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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