



Ann Cordey
ESTATE AGENTS

131 Riverside Way, Darlington, DL1 2TP
Offers In The Region Of £195,000



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A fabulous opportunity to acquire this significantly extended and well maintained THREE BEDROOM DETACHED property pleasantly positioned within this quiet residential area of Haughton which lies within walking distance of parkland overlooking the River Skerne.

The ground floor extension to the rear of the property provides useful additional family living accommodation allowing both a refitted kitchen with breakfast area and an extended dining room. There is uPVC double glazing, gas central heating. It is a wonderfully, welcoming and relaxed family home with well proportioned, flexible rooms. In our opinion the home would appeal to a variety of buyers including a first time buyer or as an ideal family home.

Viewing is highly recommended.

Riverside Way lies within easy reach of local shops, amenities and schooling along with convenient transport links to both the A1(M) and A66.

ENTRANCE PORCH

Having a UPVc entrance door opening into the entrance porch with a UPVC window to the side and access into the Lounge/Diner.

LOUNGE

24'5" x 10'08" (7.44m x 3.25m)

A generous size reception room with uPVC double glazed window to the front aspect, attractive fireplace with electric fire and the room is open plan with LVT flooring leading to the dining area making the space ideal for entertaining family and friends.

DINING ROOM

8'9" x 9'5" (2.67m x 2.87m)

Easily accommodating a large family dining table with a pleasant , which is a extremely versatile room with LVT flooring, UPVC sliding patio doors opening to the rear garden.

KITCHEN

9'8" x 8'5" (2.97 x 2.59)

Fitted with an ample range of stone coloured wall, floor and drawer cabinets with complimentary wood effect worksurfaces and stainless sink unit. The integrated appliances include an electric oven, gas hob . There is plumbing for an automatic washing machine. There is a UPVC door leading to the rear garden and window overlooking the rear , the room is open plan to the breakfast area.

BREAKFAST AREA

9'8" x 8'5" (2.97 x 2.57)

Ideal for entertaining with a central heating radiator.

HALLWAY

With a useful under stairs storage cupboard, open spindle balustrade leading to the first floor and door leading to the integral garage which has handy storage area.

FIRST FLOOR LANDING

Leading to all three bedrooms , bathroom and separate WC.



BEDROOM ONE

13'6 x 10'9 (4.11m x 3.28m)

A spacious master bedroom having a UPVC window to the front aspect and fitted wardrobes.

BEDROOM TWO

10'9 x 10'08 (3.28m x 3.25m)

A further double bedroom , also benefitting from fitted wardrobes this time having a UPVC window overlooking the rear.

BEDROOM THREE

9'00 x 8'00 (2.74m x 2.44m)

A sizable room having a UPVC window overlooking the front aspect.

BATHROOM

Fitted with a white suite to include a panelled bath with over the bath mainsfed shower and screen. There is a pedestal hand basin and UPVC window to the rear.

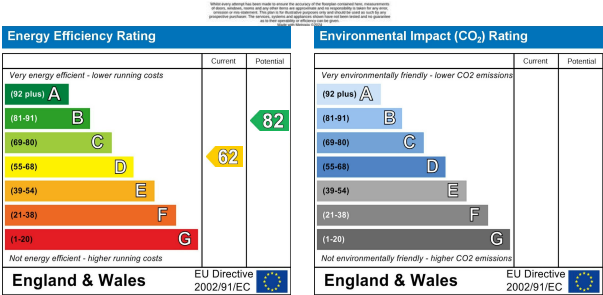
SEPARATE WC

EXTERNALLY

There are well tended gardens to both the front and rear.

The front has a resin driveway allowing off street parking for two vehicles leading to the garage (16'5x8') with an up and over door, light, power and inset lighting.

There is also pedestrian side access to the West facing rear enclosed garden once again having been well maintained and is laid to lawn with borders and a paved patio area to be enjoyed during those warmer months. There is a garden shed and outside water tap.



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.



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