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ESTATE AGENTS

15 Southend Avenue, Darlington, DL3 7HL
Offers In The Region Of £400,000



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We have great pleasure in offering for sale a beautiful period property which has been much improved by the current vendors and offers stylish and spacious accommodation across three floors. Retaining a great deal of character which is evident from the immediate kerb appeal as you approach the property.

Upon entering the entrance vestibule through to the reception hallway, the feeling of space is evident with high ceilings and deep cornice with the original balustrade staircase leading up to the first floor.

There are two reception rooms, both with attractive feature fireplaces. The kitchen has been upgraded by the current owners and offers informal dining with breakfast bar and a useful utility area and cloaks/WC completes the accommodation to the ground floor.

To the first floor there are three generous bedrooms, two sizeable double bedrooms and a substantial master suite with views of the tree lined street and green to the front. These bedrooms are serviced by the exquisite family bathroom/WC and a further shower room/WC.

To the second floor there is a further sizeable double bedroom with a dormer window to the front and boasting ensuite facilities with a modern shower room/WC. Externally the property has a pretty frontage which is enclosed by wrought iron railings and designed for ease of maintenance with artificial grass and decorative shrubs to the borders a well established Holly bush stands proud at the entrance door. The courtyard to rear is enclosed and again designed for ease of maintenance with paved seating area there are also two useful brick built storage buildings.

The location within Southend Avenue is very convenient being within walking distance to the town centre, railway station, Darlington's historical South Park and the cosmopolitan shops, bars & restaurants at Grange Road. There is also access to the well regarded schools of the area and excellent transport links to the A1M and A66 towards Teesside. The property is stylish decorated and immaculately presented and is in ready to move into order. Warmed by gas central heating and having partial double glazing with some large sash windows.

TENURE: Freehold

COUNCIL TAX:

ENTRANCE VESTIBULE

The solid wooden door opens into the entrance vestibule which has the original Minton tiled flooring. A beautiful internal glazed door opens into the reception hallway.

RECEPTION HALLWAY

A welcoming reception hallway with solid wood floor and leading to the lounge, dining room and kitchen. The original balustrade leads to the first floor.

LOUNGE

14'3" x 13'11" (4.36 x 4.25)

A well proportioned reception room with a walk in bay window to the front aspect. Stylish decor, high ceilings and deep coving with an attractive feature fireplace with open fire to the chimney breast to add a cosy glow.

DINING ROOM

13'7" x 12'7" (4.15 x 3.84)

The second reception room is used as a formal dining room and easily accommodates a large family table. There are French Doors that open into the rear courtyard and allow for a lot of natural light. There is a beautiful feature fireplace to the chimney breast also with open fire.

KITCHEN

20'6" x 11'6" (6.27 x 3.51)

Upgraded and refitted with a quality range of wall, floor and drawer cabinets in striking black finish which is complimented perfectly by the white marble worksurfaces and undermount sink with Quooker tap. There is a dual range cooker at the heart of the room with original pantry cupboards adapted to conceal a TV and offer further storage. The window seat is an ideal spot by the window to look out onto the courtyard and the breakfast bar offers informal dining.

The integrated appliances include a fridge and freezer and dishwasher and the room has been finished with stylish decor and a high-end Karndean floor. A door from the kitchen leads out to a handy utility area.



UTILITY ROOM

With solid wood worksurfaces, textured sink and cream cabinets. There is plumbing for an automatic washing machine and space for a tumble dryer. The room has a window to the side and a door leading to the courtyard. There is also access to the ground floor cloaks/wc. The central heating boiler is situated here also.

CLOAKS/WC

Fitted with low level WC and having a tiled floor.

FIRST FLOOR

LANDING

The landing leads to three bedrooms to this floor and to the family bathroom/WC.

BEDROOM ONE

26'4" x 14'11" (8.05 x 4.55)

The principal bedroom of the home is a generous master suite having removed the wall between the original bedroom and bedroom five. This has allowed for ample space within the room for a seating area and storage to the alcoves with a decorative fireplace making an attractive feature. The room has been decorated in keeping with the period of the home and has a walk in bay window to the front aspect taking in the tree lined street and green.

BEDROOM THREE

13'7" x 10'5" (4.15 x 3.18)

Bedroom two is also a double bedroom this time overlooking the rear aspect and having a pretty cast feature fireplace as a feature.

BEDROOM FOUR

14'4" x 11'6" (4.38 x 3.51)

A third double bedroom well proportioned enough to allow for soft seating space. The room has a window to the side aspect.

BATHROOM/WC

An exquisite suite with free standing claw foot bath with shower mixer tap, hand basin and WC. The room has tongue and groove panelling and a window to the side aspect.

SHOWER ROOM/WC

With walk in shower cubicle, pedestal hand basin and WC. The room has tiled flooring and window to the side.

SECOND FLOOR

BEDROOM TWO

A spacious bedroom or living space being dual aspect with dormer window to the front and velux to the rear. The room enjoys ensuite facilities.

ENSUITE

EXTERNALLY

There is a pretty forecourt frontage enclosed by wrought iron railings and having artificial grass for ease of maintenance with established shrubs to the borders.

The courtyard to rear is enclosed with paved seating area and two useful brick built storage sheds. A single gate opens into the rear service lane.

There is on street residents permit parking

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.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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



