



36 BEACONSFIELD STREET, DARLINGTON, DL3 6ER

Offers In Excess Of £80,000

The property at Beaconsfield Street has come to the market chain free. Situated in the popular Denes location it will sure to appeal to investors, having previously been a successful let or for first time buyers looking to get onto the property ladder.

The accommodation is generous throughout, with a sizeable lounge, the kitchen can accommodate a small breakfast table, the bathroom is to the ground floor which allows for two double bedrooms to the first floor.

The location is very convenient for shops, schools, bus services and transport links and the Dene park is close by.



ENTRANCE VESTIBULE

A composite door opens into a vestibule which in turn opens into the lounge.

LOUNGE

13'11" 12'8" (4.26 3.88)

A sizeable reception room with a window to the front aspect and an inset fire to the chimney breast. There is also a cupboard built in to the under stairs recess. A door from the lounge leads to the staircase and to the kitchen/diner.

KITCHEN/DINER

13'10" x 6'9" (4.24 x 2.06)

The kitchen has been refitted with an ample range of white gloss cabinets with wood effect worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob. The room has window to the rear and has space for a dining table and chairs. A door from the kitchen leads to the rear hallway.

REAR HALLWAY

With a door leading to the rear courtyard and a built in storage cupboard A door from the rear hallway opens into the bathroom/wc.

BATHROOM/WC

Comprising a white suite with panelled bath and hand held shower mixer. There is a pedestal handbasin and WC. The room has a window to the side.

FIRST FLOOR

LANDING

Leading to both bedrooms.

BEDROOM ONE

14'0" x 12'8" (4.28 x 3.88)

A generous master bedroom overlooking the front aspect and with fitted wardrobes.

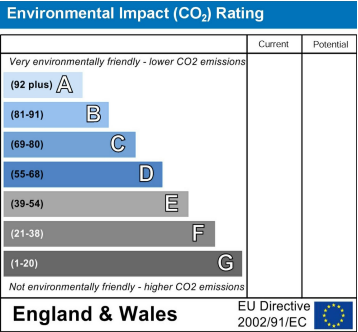
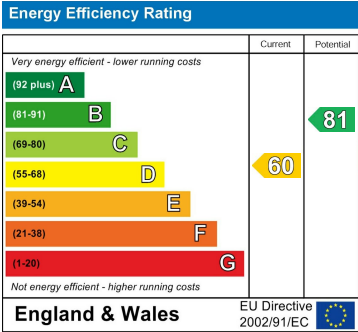
BEDROOM TWO

13'11" x 10'2" (4.26 x 3.11)

A second double bedroom this time to the rear aspect.

EXTERNALLY

There is an enclosed courtyard to the rear with a single gate for access to the service lane.



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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