



Ann Cordey
ESTATE AGENTS

12 Westbrook, Darlington, DL3 6TD
Guide Price £180,000



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Retaining many, many original features and having being owned by the same family for generations the property at Westbrook is seeped in history from the location with the association to Darlington's historic first passenger railway journey to the internal fixtures and fittings and decor, viewing the property is like stepping back in time and we feel it a privilege to be offering the property for the sale in today's market.

Upgrading and modernisation is required but will offer the new purchaser the opportunity to put their own stamp on the accommodation which is a sizeable townhouse set over four floors. The basement self contained with kitchen, living, bedroom and shower room. The first floor has an open plan lounge and dining area and spacious kitchen.

To the first floor there are four bedrooms and a family bathroom/WC. A doorway from the landing has fixed staircase to the attic area which has three further rooms. There is a garden is at the front which is enclosed by a brick built wall and has steps up to the property. Across the road there is a further large garden with established trees and shrubs. To the rear of the property a large portion of the courtyard has been covered and has been used as a workshop and garage with access to the rear service lane. The property is warmed by gas central heating with a separate boiler for the cellar area. Being in a conservation area the windows are wooden framed with single glazing.

The location is quite private being on a tree lined street with no through road. Popping out onto Northgate gives you access to regular bus services and transport links to the town centre and towards to A1M both North and South. There are local shops, schools and amenities within close proximity along with major supermarket chains and stores.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

Original wooden entrance door opens into the vestibule with tiled floor and a door through to reception hallway. A stunning balustrade staircase leads up to the first floor and there is access to the lounge, dining room and kitchen.

LOUNGE

19'11" x 15'3" (6.09 x 4.67)

With a wooden bay window to the front aspect and an ornate wooden feature fireplace. There is a delph rack and deep cornice to the ceiling. The room leads through to the dining room.

DINING ROOM

14'5" x 13'5" (4.41 x 4.09)

With parquet flooring and a window to the rear there is also a feature fireplace and lovely feature of the deep cornice.

KITCHEN

19'8" x 12'4" (6.00 x 3.78)

With an original range and a bay window to the side the kitchen has a range of cabinets, gas cooker and a door out to the rear aspect into the covered carport/garage.

CELLAR

RECEPTION ROOM

16'7" x 14'11" (5.08 x 4.55)



KITCHEN

14'8" x 11'3" (4.48 x 3.43)

With cabinets, stainless steel sink unit , plumbing for an automatic washing machine and with wall mounted central heating boiler situated here.

SHOWER ROOM

With shower, wc and basin.

FIRST FLOOR

BEDROOM ONE

16'11" x 13'8" (5.18 x 4.17)

A large double bedroom with a window to the front and fitted handbasin.

BEDROOM TWO

14'6" x 13'0" (4.43 x 3.97)

A second double bedroom this time overlooking the rear aspect.

BEDROOM THREE

12'0" x 7'10" (3.67 x 2.39)

Again, good size and overlooking the front aspect and also having a fixed handbasin.

BEDROOM FOUR

15'11" x 11'2" (4.86 x 3.42)

The fourth bedroom is also sizeable with a window to the side and a cast fireplace.

BATHROOM/WC

Fitted with a cast bath, handbasin and WC.

ATTIC

A staircase from the first floor leads up to the attic area which has three rooms.

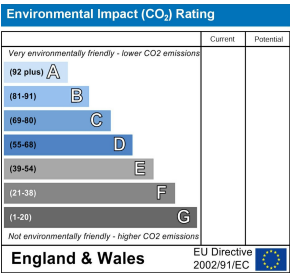
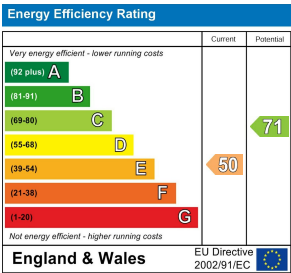
ROOM ONE 2.66m x 2.01m, ROOM TWO 3.28m x 3.28m With dormer window to the front, ROOM THREE 2.95m x 5.81m with a dormer window to the front.

EXTERNALLY

The front of the property is enclosed by a brick built wall and has an established garden with plants and shrubs to the borders. Across the road there is a further, much larger garden which has mature trees, plants and shrubs. There is a courtyard to the rear which is covered and has been used as a workshop/garage. A small proportion of the courtyard has been left open and this accesses the stairs down to the door to the cellar. A large timber door from the carport provides access to the rear service lane.

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



