



Ann Cordey
ESTATE AGENTS

168 Eggleston View, Darlington, County Durham, DL3 9SL
Offers In The Region Of £110,000



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A fantastic opportunity has arisen to purchase a recently refurbished, THREE BEDROOMED property within the popular Branksome Area of Darlington. Upgraded throughout to include decor and flooring, the accommodation is in ready to move into order, suited to a host of buyers and sure to have great appeal in today's market.

The property is light and bright, and the feeling of space is evident from entering the reception hallway. With a good sized lounge and a very generous kitchen diner to the ground floor, the property has been reconfigured to the first floor to allow for THREE BEDROOMS. In addition there is a modern Bathroom and a separate WC.

Externally the property is open plan to the front and mainly laid to lawn, whilst the garden is to the side, enclosed and designed practically for ease of maintenance being block paved throughout. Storage is provided via brick outhouse. A single timber gate allows access.

The property is conveniently situated close to the parade of local shops and has regular bus routes on hand aswell having the local schools close by. The area also has ease of access to Cockerton Village and the West Park development with the shops, cafe and supermarkets there.

Warmed by gas central heating and being fully double glazed. Early viewing is recommended.

RECEPTION HALLWAY

Entrance door opening into the reception hallway, which leads to the Lounge and the Kitchen/Diner. Having a useful storage cupboard and a return staircase leading to the first floor.

LOUNGE

13'02" x 10'06" (4.01m x 3.20m)

A light and welcoming reception area, having a UPVC window to the front aspect. The chimney breast remains and there are two alcoves. The room is neutrally decorated and carpeted.

KITCHEN/DINER

19'10" x 8'03 (6.05m x 2.51m)

A well proportioned Kitchen/Diner fitted with an ample range of White Gloss wall, floor and drawer cabinets. The cabinets are complimented perfectly with Grey Ash wood effect work surfaces with a stainless steel sink unit. The integrated appliances include an electric oven and electric hob with extractor hood, in addition there is plumbing for an automatic washing machine.

The room could accommodate a bistro style table, and informal dining is on offer via a breakfast bar seating area.

Light floods the room, having two UPVC windows to the side aspect and a UPVC door leads out into the garden.

FIRST FLOOR

LANDING

Leading to the three bedrooms, bathroom and separate WC. There is also a built in cupboard which houses the central heating boiler.

BEDROOM ONE

13'04" x 8'08" (4.06m x 2.64m)

The principle bedroom is a good sized double bedroom with a UPVC window to the side aspect.



BEDROOM TWO

10'06" x 7'10" (3.20m x 2.39m)

A further, good sized second bedroom,. having a UPVC window to the front aspect.

BEDROOM THREE

7'07" x 5'02" (2.31m x 1.57m)

Bedroom three has a UPVC to the front aspect.

BATHROOM

Upgraded and fitted with a white paneled bath, with an electric shower and screen. There is a pedestal hand basin and the room has been finished with attractive tiled surrounds in modern tones.

There is a UPVC window to the side aspect,.

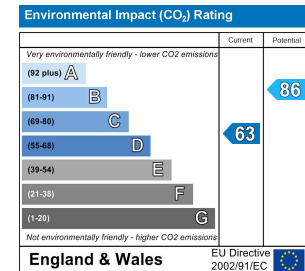
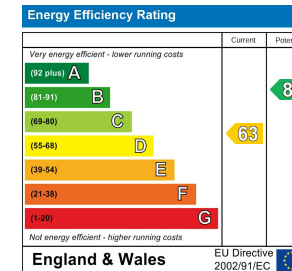
WC

Separate WC, which is modern, and having a UPVC window to the front aspect and having attractive vinyl flooring.

EXTERNALLY

The property is open plan to the front and laid to lawn with a single paved pathway leading to the entrance.

A timber gate to the side allows access to the rear garden, which has been designed for ease of maintenance being block paved. Storage is on hand via a brick built shed.



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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