



Ann Cordey
ESTATE AGENTS

18 Marrick Avenue, Darlington, DL3 9UR
Offers In The Region Of £145,000



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A generous three bedroomed property which has been much improved and extended to the rear and also having the benefit of a conservatory. The rooms are all well proportioned with the kitchen/dining area being dual aspect and also having a useful utility and ground floor cloaks WC. There are two double bedrooms and a good sized single bedroom which are serviced by a large family bathroom with a jacuzzi bath and a separate shower.

Externally the property has gardens to the front and rear.. Both are enclosed and are easy to maintain with artificial grass. The rear garden attracts a great of sunshine and has a covered gazebo which overlooks a ornamental pond. A personnel door opens and leads into a single garage which has an up and over door, light and power.

The location within the Branksome area of Darlington is ideally placed for access to the local shops and schools of the area. There are regular bus services and Cockerton Village is only a walk away. The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE PORCH

The entrance door opens into the porch which in turn opens into the reception hallway.

RECEPTION HALLWAY

A welcoming reception hallway with staircase to the first floor and leading to the ground floor WC, kitchen & dining room and lounge.

CLOAKS/WC

With low level WC and handbasin

LOUNGE

13'7" x 11'8" (4.15 x 3.56)

A sizeable reception room with an electric feature fire as a focal point and to cast a cosy glow. There are also French doors which open into the conservatory.

CONSERVATORY

9'7" x 9'1" (2.93 x 2.77)

With UPVC frame and laminate floor and French doors to the rear garden.

KITCHEN & DINING

25'6" x 11'11" (7.79 x 3.65)

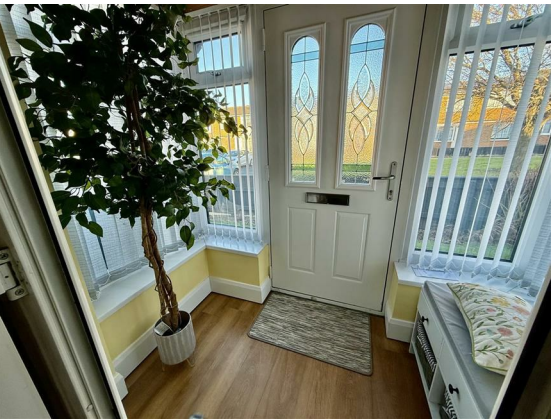
Dual aspect and fitted with an ample range of high gloss cabinets which are complimented by solid oak worksurfaces with stainless steel sink unit. The integrated appliances include a microwave, dishwasher, electric oven and induction hob. A door leads to the utility room and a further door leads to the rear garden.

UTILITY ROOM

5'10" x 5'8" (1.79 x 1.75)

With fitted worksurfaces and plumbing for an automatic washing machine and space for a tumble dryer.

FIRST FLOOR



Leading to all three bedrooms and the bathroom/WC.

12'9" x 11'0" (3.91 x 3.36)

A generous double bedroom with a window to the rear aspect and built in wardrobes.

10'10" x 8'9" (3.32 x 2.69)

A second double bedroom this time also overlooking the rear.

8'9" x 7'8" (2.69 x 2.36)

A very good sized single bedroom overlooking the front aspect.

BATHROOM/WC

Upgraded and comprising of a jacuzzi bath, pedestal hand basin and WC and a separate shower cubicle with mains fed shower. Fully tiled and with a window to the front aspect.


EXTERNALLY


The front garden is enclosed and easy to maintain with artificial grass and established plants and shrubs. The rear garden is also enclosed by fencing and again designed for ease of maintenance with artificial grass and paved patio seating areas with a covered gazebo which overlooks a ornamental pond. The garden attracts a great deal of sunshine and is quite private. A personnel door opens into the garage which measures (2.81m x 6.11m) which has an up and over door, light and power.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | 70 | 77 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|---------|-----------|
| <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | | |

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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