



Ann Cordey
ESTATE AGENTS

133 Kingsway, Darlington, DL1 3ER
Offers In The Region Of £149,950



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Having been extended and offering generous accommodation this THREE BEDROOMED link residence occupies a pleasant position overlooking a pedestrian green to the front. The property is well maintained and has been a much loved home for a number of years. Having been extended to the rear with the ground floor accommodation boasting lounge, separate dining room, kitchen, utility room, ground floor cloaks/WC and a garden room.

To the first floor there are three bedrooms, the principal bedroom has fitted sliding mirrored wardrobes, bedroom two is a further double bedroom and bedroom three is a single room and also has fitted overhead storage cupboards and a wardrobe. These are all serviced by a shower room/WC.

Externally, the front garden is open plan and laid to lawn. The rear garden is of a good size and designed for ease of maintenance with a large paved patio area and artificial grass. The detached garage measures (6.01m x 3.24m) and has a roller door, light and power and a personnel door for ease of access to the garden.

The property is warmed by gas central heating and is fully double glazed and has a security alarm on the property and the garage. It sits in a very convenient location with a school within walking distance, local shops and supermarkets are also on hand along with excellent transport links.

TENURE: Freehold

COUNCIL TAX:

ENTRANCE VESTIBULE

A UPVC entrance door opens into the vestibule which is a good sized space and handy for coats and shoes. The staircase leads to the first floor and a door leads to the lounge.

LOUNGE

15'8" x 11'6" (4.80 x 3.52)

A generous reception room overlooking the front aspect. There is a large understairs storage cupboard and the room leads to the dining room.

DINING ROOM

10'9" x 10'4" (3.29 x 3.15)

A separate dining room just off the kitchen and also of a very good size. The dining room has access to the extended garden room.

GARDEN ROOM

13'0" x 11'6" (3.98 x 3.52)

Extended and enhancing the ground floor accommodation further. The garden room has built in bookcases and storage cupboards and has French doors leading out to the rear patio.

KITCHEN

10'5" x 7'11" (3.18 x 2.42)

The kitchen comprises of a range of white gloss cabinets with complementing worksurfaces. There is a free standing gas cooker. The room is finished with tiling and has a window overlooking the rear aspect and a door leading through to a useful utility area.



UTILITY AREA

Fitted with tall larder cabinets providing plenty of storage and leading down to an area with plumbing for an automatic washing machine. There are sliding patio doors which open into a covered rear porch and towards the end of the utility space is a door to the cloaks/WC.

CLOAKS/WC

With a white WC and handbasin.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the shower room/WC.

BEDROOM ONE

10'6" x 9'10" (3.22 x 3.02)

The master bedroom overlooks the rear aspect and has fitted sliding mirrored door wardrobes which also conceal a built in dressing table area.

BEDROOM TWO

12'0" x 9'0" (3.66 x 2.76)

A second double bedroom this time overlooking the front aspect.

BEDROOM THREE

6'11" x 5'6" (2.13 x 1.69)

The third bedroom is a single room with fitted overhead storage cabinets and the original built in over stairs storage cupboard.

SHOWER ROOM/WC

The shower room comprises of a white suite with large shower cubicle with electric shower, pedestal handbasin and WC and has been finished with tiled surrounds and has window to the rear aspect.

EXTERNALLY

The front of the property is open plan and laid to lawn. The rear garden is of a good size and attracts a great deal of the sunshine, designed for ease of maintenance with an ample paved patio area and artificial lawn. There is a personnel door which leads to a detached garage (which measures 6.01m x 3.24m) and has a roller door, independent alarm system, light and power and it's own 240v supply and work bench. Outside the garden has a convenient water tap and a single gate to the rear for access.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
World energy efficient has been made to protect the accuracy of the figures contained here. Improvement potential is based on the current energy use and the potential for improvement. The figures are based on the current energy use and the potential for improvement. The figures are based on the current energy use and the potential for improvement.					
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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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