Ann Cordey
ESTATE AGENTS

91 Hartington Way, Darlington, DL3 0RZ

Offers In The Region Of £255,000

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Occupying a pleasant position at the end of a cul-de-sac and having a nature reserve to the rear we offer for sale a spacious THREE BEDROOMED detached home. The property has been extended into one of the original garages to provide a second ground floor reception room which is currently used as a home office. The lounge diner is of a good size with French doors opening onto the rear garden and taking in views of the tree tops within the nature reserve. The kitchen has an ample range of cabinets and leads through to a handy utility area and ground floor cloaks/WC.

To the first floor there are three generous bedrooms, the master bedroom having en-suite facilities and built in wardrobes. The family bathroom/WC services the remaining two bedrooms and has a P shape bath with waterfall shower.

The front of the property is open plan with a large driveway for off street parking and this is in addition to a single GARAGE which measures (5.14m x 3.40) and has light, power and a roller door. The rear garden is of a good size and quite private not being overlooked. Easily maintained with an artificial lawn and paved and gravelled seating areas.

The property is warmed by gas central heating and is double glazed. The location , just off Brinkburn Road is ideal for access to the town centre, North Road and Cockerton areas of Darlington with regular bus services and excellent transport links towards to the A1M and the Supermarket and Marks & Spencer food hall at West Park. There is also access to local schools.

TENURE: Freehold
COUNCIL TAX: D

RECEPTION HALLWAY
A composite entrance door opens into the reception hallway which has the staircase to the first floor and leads to the lounge and second sitting room/office.

LOUNGE
16'8" x 11'11" (5.09 x 3.64)
A spacious reception room which overlooks the front aspect and is open plan to the dining room.

DINING ROOM
8'9" x 8'3" (2.68 x 2.54)
With French doors to the rear garden and access to the kitchen.

KITCHEN
10'3" x 9'5" (3.13 x 2.88)
The kitchen is fitted with a range of cream cabinets with 'tiger wood' effect work surfaces with a stainless steel undermount sink. There is an integrated electric oven and 5 ring gas hob and dishwasher. There is also a useful understairs storage cupboard. The room has a window to the rear aspect and a door leading to the utility room.

UTILITY ROOM
A handy room with fitted worksurfaces and plumbing for an automatic washing machine. The wall mounted central heating boiler is situated here and there is a door to the WC and a door leading to the rear garden.

SITTING ROOM/STUDY
16'11" x 8'2" (5.17 x 2.51)
Converted from one of the garages, the extra space has enhanced the ground floor accommodation and offers versatile use of space.

CLOAKS/WC
Fitted with low level WC and a ceramic handbasin.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC. There is access to the attic area and there is also a useful built in linen cupboard.

BEDROOM ONE
12'7" x 11'10" (3.84 x 3.63)
A generous master bedroom overlooking the tree tops to the rear and having built in wardrobes and ensuite facilities.

ENSUITE
The shower cubicle has an electric shower, the handbasin is within a vanity storage unit and there is a low level WC.

BEDROOM TWO
12'8" x 8'11" (3.88 x 2.74)
A good sized second bedroom with built in storage and overlooking the front aspect.

BEDROOM THREE
12'0" x 7'1" (3.66 x 2.16)
The third bedroom is also well proportioned, overlooks the front aspect and has built in storage.

BATHROOM/WC
Comprising a white suite with P shape bath with mains fed Waterfall shower and screen. The handbasin is positioned within a useful vanity storage cabinet and there is a low level WC.

EXTERNALLY
The front of the property is open plan and block paved to allow for easy maintenance and off street parking. There is a single GARAGE (which measures 5.14 x 3.40) and has a roller door, light and power. The rear garden is enclosed by fencing and quite private as not over looked at the rear. Again designed for ease of maintenance with an artificial lawn and paved and graveled borders. There are outside electrics and a convenient water tap.

TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.
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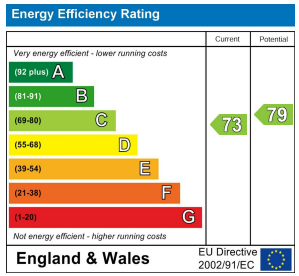

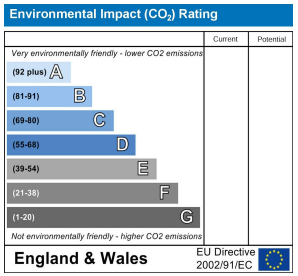

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NAEA National Association of Estate Agents

The Property Ombudsman

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