



Ann Cordey
ESTATE AGENTS

17 Holyrood Avenue, Darlington, DL3 8AZ
Guide Price £350,000



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Occupying a commanding position within a desirable West End location we offer for sale a generous FOUR BEDROOMED detached property which has been a much loved home for a number of years. Lovingly maintained, it is in ready to move into order and liveable whilst offering the potential for a new owner to plan how best to upgrade and use the space on offer.

The generous frontage catches the eye immediately with immaculate lawns edged by established borders which offer a variety of colour and interest throughout the seasons. The red rose bushes planted within the borders to the front of the property are a sight to behold when they bloom.

Internally the accommodation is well proportioned, light and bright with a brief summary as follows:- Entrance vestibule opening into the reception hallway, generous dual aspect lounge, separate dining room and kitchen with breakfast bar for informal dining. There is a convenient cloaks/WC and a handy utility room with a personnel door to the double garage which has access to the rear garden. To the first floor there are four double bedrooms which are serviced by the family bathroom/WC which has a separate shower cubicle.

There are gardens to the front, rear and sides of the property all of which have manicured lawns and an abundance of mature flowers, plants, shrubs and trees. They appear quite private and attract a great deal of the summer sunshine.

Situated within ease of access to a number of well regarded schools and having a local parade of shops and a pub/restaurant. There are regular bus services and excellent transport links towards the town centre, the A66 towards Teesside and Scotch Corner and the A67 towards Barnard Castle.

The property is heated by gas central heating, double glazed and has a security alarm system.

TENURE: Freehold

COUNCIL TAX: F

ENTRANCE VESTIBULE

Upvc framed and glazed with a upvc door opening into the vestibule an internal door opens into the reception hallway.

RECEPTION HALLWAY

With staircase to the first floor and access to the cloaks/WC, lounge, dining room and kitchen there is also a useful under the stairs storage cupboard.

CLOAKS/WC

With WC and handbasin.

LOUNGE

22'2" x 12'10" (6.77 x 3.93)

A sizeable reception room, light and bright, being dual aspect with sliding doors allowing for views and opening onto the garden and a further window to the side. A feature fireplace is a focal point of the room with an electric fire to cast a cosy glow.

DINING ROOM

15'11" x 11'5" (4.87 x 3.48)

The second reception room is a formal dining room and has window to the side aspect and also has a feature fireplace.

KITCHEN

16'0" x 8'8" (4.89 x 2.65)

Comprising of a range of white wall, floor and drawer cabinets with complementing worksurfaces and ceramic sink unit. The integrated appliances include an electric oven and electric hob and there is also a breakfast bar for informal dining. The room has windows to the front and side and a door to an entrance porch and the utility room.

ENTRANCE PORCH

UPVC frame with a composite door for ease of access to the property from the driveway.

UTILITY ROOM

With a window to the side and a fitted worksurface with integrated dishwasher and tumble dryer and there is also plumbing for an automatic washing machine. A personnel door from the utility room leads into the double garage.



FIRST FLOOR

The landing leads to all four bedrooms and the bathroom/WC. and there is also access to the attic area.

BEDROOM ONE

13'4" x 12'2" (4.08 x 3.73)

A generous master bedroom with a window to the rear aspect.

BEDROOM TWO

19'5" x 11'8" (5.94 x 3.57)

A second generous double bedroom also with a window to the rear aspect.

BEDROOM THREE

13'5" x 9'10" (4.09 x 3.01)

The third bedroom is also a double room this time overlooking the front aspect.

BEDROOM FOUR

9'8" x 9'1" (2.96 x 2.78)

The fourth bedroom is currently used as a home office and overlooks the side aspect.

BATHROOM/WC

Comprising a four piece suite with corner bath, separate shower cubicle with electric shower, WC and pedestal handbasin.

EXTERNALLY

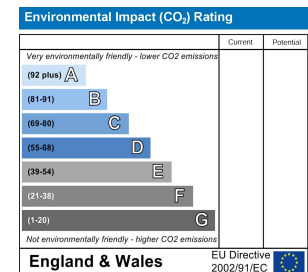
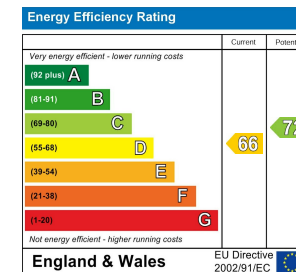
There are gardens to the front, rear and sides of the property all of which have manicured lawns and an abundance of mature flowers, plants, shrubs and trees. They appear quite private and attract a great deal of the summer sunshine. There is also a useful timber storage shed and greenhouse

The generous frontage catches the eye immediately with immaculate edged by established borders which offer a variety of colour and interest throughout the seasons. The red rose bushes that are planted within the front borders are a sight to behold when they bloom. The rear garden is enclosed by established hedging and there is a greenhouse and outside water tap.

The block paved driveway allows for off street parking and there is a larger than average garage which measure (5.13 x 4.59m) and has a roller door, light and power. The central heating boiler is situated here.



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