



*Ann Cordey*  
ESTATE AGENTS

14 Hexham Way, Darlington, County Durham, DL3 9UY  
Offers In The Region Of £97,500



**14 Hexham Way, Darlington, County Durham, DL3 9UY**

An immaculately presented, TWO DOUBLE BEDROOMED link residence, is offered for sale with no onward chain. Having spacious accommodation and tasteful decor throughout. The property is in ready to move into order, and is sure to great appeal in today's market.

Situated in the Branksome area of Darlington, being handy for the local shops and schools of the area. There are regular bus services and ease of access to Cockerton Village, Darlington's town centre and to the West Park Development with the Marks & Spencer and Aldi Supermarkets.

The property has been well maintained and a much loved home. Warmed by gas central heating via a combination boiler installed in April 2022 and having the advantage of full double glazing. Viewing is highly recommended. Upon internal inspection, you will find the accommodation to be light and bright, having a handy entrance porch for coats and shoes. The lounge diner is open plan, and a generous space. the kitchen is fitted with an ample range of cabinets and leads through to the rear hallway and access to the first floor. To the first floor there are two double bedrooms, bathroom and a separate/wc.

Externally the property overlooks a pedestrian green area to the front, and Hexham close is a cul-de-sac with no through traffic. To the rear, the garden is of a good size and has been designed for ease of maintenance with gravelled display and paving. A single gate leads out to the rear service lane.

TENURE: Freehold  
COUNCIL TAX: A

**ENTRANCE PORCH**

A UPVC door opens into the entrance porch, which is handy for coats and shoes. An internal door opens into the dining area.

**DINING AREA**  
**10'0" x 7'9" (3.05 x 2.37)**

Easily accommodating a family dining table, the dining area is open plan to the lounge and has a door leading through to the kitchen.

**LOUNGE**  
**13'5" x 10'9" (4.09 x 3.28)**

The spacious lounge has been tastefully decorated and has a window over looking the front aspect. There is a vertical radiator to heat the room.

**KITCHEN**  
**8'9" x 8'7" (2.68 x 2.64)**

The kitchen has been fitted with a range of beech effect, wall, floor and drawer cabinets with complimenting worksurfaces and a stainless steel sink unit. There is plumbing for an automatic washing machine. A built in cupboard provides extra storage and the room has been finished with tiled splashback and tiled flooring.

There is a UPVC window over looking the garden and a door leading to the rear hallway.

**REAR HALLWAY**

With a staircase to the first floor and a UPVC door leading out the rear garden.

**FIRST FLOOR**



**LANDING**

Leading to both double bedrooms and to the bathroom and separate WC. The landing has a UPVC window to the rear.

**BEDROOM ONE**

**14'8" x 11'1" (4.49 x 3.40)**

The principal bedroom is a good sized double room having a UPVC window to the front aspect.

**BEDROOM TWO**

**11'8" x 9'6" (3.58 x 2.90)**

A further double bedroom, also with a window to the front aspect and having built in storage cupboard.

**BATHROOM**

Fitted with a white suite to include a panelled bath, with electric over the bath shower. In addition there is a pedestal hand basin. The room has been finished with tiled surrounds and has a UPVC window to the rear aspect.

**SEPARATE WC**

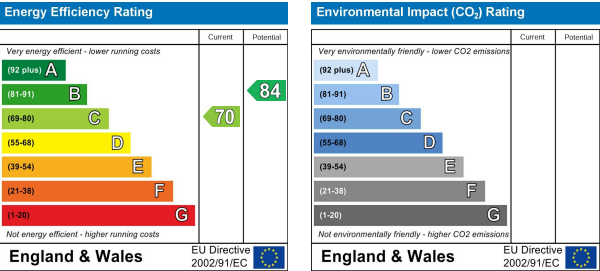
With low level wc and window to the rear aspect.

**EXTERNALLY**

The front of the property is open plan, and laid to lawn with borders. To the rear, the garden is of a good size and has been designed for ease of maintenance having gravelled display and enclosed by fencing. There is a single gate to the rear service lane and a useful, internal storage area.



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