Ann Cordey
ESTATE AGENTS

51 Edgecombe Drive, Darlington, DL3 9DG

Offers In The Region Of £229,000

51 Edgecombe Drive, Darlington, DL3 9DG

The Mowden Development always proves popular with a host of buyers, especially families wanting access to the number of well regarded schools in the area. We offer for a sale, with no onward chain, a well proportioned Three Bedroomed semi-detached property which benefits from a ground floor extension, allowing for a garden room, there is also a useful utility room, good sized lounge, dining area and kitchen which can also accommodate a breakfast table. To the first floor there are two double bedrooms and a good sized single bedroom which are serviced by a large family bathroom with bath and separate shower.

The front garden is open plan with a block paved driveway which sits just in front of the integral garage (which measures 5.15m x 2.42m). The rear garden is quite private and has a paved patio area and steps up to the lawned area which is enclosed by fencing and screened by conifer hedging to the rear.

The property is warmed by gas central heating and is fully double glazed. The location is ideal for walking distance to the parade of local shops which includes a CO-OP, post office and bakery. There are regular bus services and good transport links to town, the A1M and A66 toward Teesside and the A67 towards Barnard Castle. And as mentioned earlier there is a number of well regarded schools within the area.

TENURE: Freehold
COUNCIL TAX: C

ENTRANCE PORCH
With a door to the reception hallway.

RECEPTION HALLWAY
With staircase to the first floor and access to the lounge and kitchen.

LOUNGE
13'9" x 13'7" (4.21 x 4.16)
A sizeable reception room with a bay window to the front aspect and a feature fireplace to the chimney breast with an electric fire. There are double wooden doors which open into the dining area.

DINING/GARDEN ROOM
10'0" x 23'3" (3.05 x 7.11)
Measured in its entirety the dining area is open plan to the ground floor extension which allows for soft seating and has an apex roof with sky light and French doors to the side. A door from the dining area leads to the kitchen.

KITCHEN
11'8" x 10'4" (3.58 x 3.16)
Fitted with a range of wooden painted cabinets with complimenting worksurfaces and stainless steel worksurfaces. There is space for a breakfast table and the room has window overlooking the garden and a door through to a utility room.

UTILITY ROOM
8'9" x 7'3" (2.67 x 2.23)
With fitted worksurfaces, plumbing for an automatic washing machine with the wall mounted central heating boiler being situated here also.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC.

BEDROOM ONE
14'0" x 11'4" (4.27 x 3.46)
A generous master bedroom with fitted wardrobes and overlooking the front aspect.

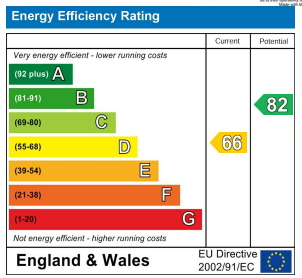
BEDROOM TWO
13'1" x 12'0" (4.00 x 3.68)
A second generous double bedroom this time overlooking the rear aspect.

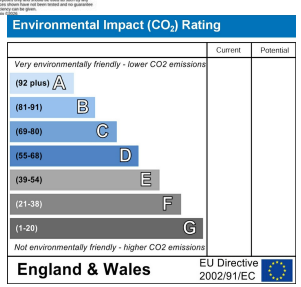
BEDROOM THREE
8'11" x 8'7" (2.73 x 2.63)
A well proportioned single bedroom with over the stairs bulkhead and a window to the front aspect.

BATHROOM/WC
Cleverly reconfigured by the current vendor to allow for a larger than average bathroom comprising a double ended bath, separate shower cubicle, handbasin and WC.

EXTERNALLY
The front garden is open plan with block paved driveway and lawn. A single gate to the side leads down to the rear garden which has a paved area and steps up to the lawn. The rear garden is quite private enclosed by fencing to both sides and a conifer hedge to the rear. There is also a convenient water tap.

The integral garage measures (5.15m x 2.42m) and has an up and over door, light and power.





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.

NAEA National Association of Estate Agents

The Property Ombudsman

Ann Cordey ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

BATH