Ann Cordey
ESTATE AGENTS

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23 LEONARD STREET, DARLINGTON, DL1 4BA

Offers In The Region Of £89,950

Situated within the popular Eastbourne area of Darlington, we are delighted to offer for sale this MODERNISED TWO-BEDROOMED MID-TERRACED RESIDENCE, ideally suited to first-time buyers, couples and investors alike. Conveniently positioned within walking distance of local amenities and Darlington's mainline railway station, the property offers comfortable, contemporary living in a well-established residential location.





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The property has been modernised throughout, featuring a re-fitted kitchen and a re-fitted bathroom, creating a fresh and appealing home ready for its next owners to enjoy. Combined with its practical layout, gas central heating and double glazing, the property offers an excellent opportunity for those seeking a home with modern improvements and convenient access to the town centre and transport links.

The accommodation briefly comprises an Entrance Vestibule, Lounge with double glazed window to the front aspect and timber fire surround with gas fire, re-fitted Kitchen and Inner Hallway leading to the re-fitted Bathroom/WC. To the first floor, there is a Landing area providing access to Two Bedrooms.

Externally, the property benefits from a SIZABLE REAR YARD, providing useful outdoor space for relaxing and entertaining. Ideally located close to a range of local shops, everyday amenities and Darlington's mainline railway station, this attractive home combines modernised accommodation with a convenient and popular location.

LOUNGE
13'06 x 13'01 (4.11m x 3.99m)

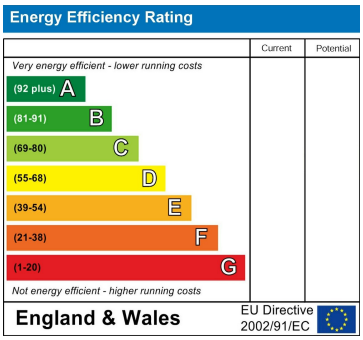
KITCHEN
13'05 x 8'03 (4.09m x 2.51m)

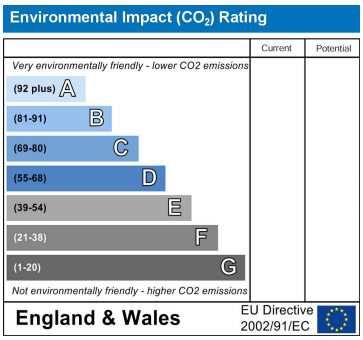
BATHROOM
7'7 x 5'10 (2.31m x 1.78m)

BEDROOM ONE
13'4 x 12'10 (4.06m x 3.91m)

BEDROOM TWO
13'5 x 12'10 (4.09m x 3.91m)







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.





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The Property Ombudsman