



## **11 GLOUCESTER PLACE, DARLINGTON, DL1 2LG**

### **Offers In The Region Of £205,000**

Versatile living is available within this much improved Three Bedroomed Semi-detached dormer bungalow. The location is quite private but with convenient access to the local amenities and excellent transport links. One of the rear stand out features of the home is the very generous plot, especially to the front which allows for off street parking for several vehicles and this in addition to a garage.

The accommodation is well proportioned with a generous lounge and dining area, the kitchen is of a



As mentioned previously the property occupies a generous plot and the possibility of extending could be explored, subject to relevant planning permission. The front garden is open plan with a paved driveway allowing for off street parking for several vehicles. This is in addition to the garage (which measures 4.52m x 2.84m and has an electric roller door, light and power. There is also a large workshop (which measures 4.00m x 2.55m). The rear garden is well established with apple and pear trees, and mature borders which edge the lawn. The garden attracts a great deal of the sun and is quite private and backs onto open space to rear and river walks.

The location within the Houghton area is convenient for access to the town centre and transport links to the A1M and the A66. There are regular bus services and shops within walking distance along with local schools. The property is warmed by gas central heating and is fully double glazed and is offered hassle free with no onward chain.

TENURE: Freehold  
COUNCIL TAX:

**RECEPTION HALLWAY**

The hallway leads to the lounge, kitchen, bedroom three, and to the shower room/WC.

**LOUNGE**

17'2" x 11'6" (5.25 x 3.52)

A sizeable lounge with a window to the front aspect and leading through to the dining area.

**DINING AREA**

11'3" x 9'9" (3.45 x 2.98)

Easily accommodating a family size dining table the room has a window to the rear.

**KITCHEN**

15'3" x 8'11" (4.65 x 2.74)

The kitchen is fitted with an ample range of light oak effect wall, floor and drawer cabinets with complementing black worksurfaces. There is an integrated electric oven and electric hob. There is plumbing for an automatic washing machine. The room has a window to the rear aspect and the side door leads to the conservatory.

**CONSERVATORY**

8'6" x 8'0" (2.61 x 2.46)

**BEDROOM THREE**

10'7" x 7'4" (3.24 x 2.25)

A ground floor bedroom or versatile room currently used as an home office with a window to the front and side aspect.

**SHOWER ROOM/WC**

With a walk-in shower, handbasin and WC.

**FIRST FLOOR**

**BEDROOM ONE**

14'11" x 11'1" (4.57 x 3.40)

A generous double bedroom with built in wardrobes and a dormer window to the front.

**BEDROOM TWO**

13'11" x 10'5" (4.26 x 3.20)

A second double bedroom also with wardrobes and dual aspect with a window to the side and a dormer window to the front.

**EXTERNALLY**

Open plan to the front with driveway and garage, there is also a brick built workshop. The rear garden is enclosed and quite private, laid to lawn with mature borders and fruit trees.



Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, heights and 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 for any prospective purchase. The services, systems and appliances shown hereon are based upon current practice and are not intended to be taken as a guarantee. Made with Metropen 12/2015

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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