



**** SPACIOUS FAMILY PROPERTY ** ** LARGE GARDEN ** ** CLOSE TO LOCAL AMENITIES ****
**** GENEROUS SIZED GARAGE/WORKSHOP ** ** DRIVEWAY ** ** GOOD TRANSPORT LINKS ****

We anticipate demand to be high for this well proportioned three bed semi-detached link property. Located in a quiet cul de Sac in the popular Eastbourne area. Having good transport links to A1(M), A66 and train station. Close to local amenities.

In need of some modernisation, the property would suit a family or would be ideal as an investment opportunity and an early viewing is highly recommended.

GROUND FLOOR

Spacious hallway, leading directly to lounge, kitchen, cloakroom and stairs to first floor. The conveniently located cloakroom is situated at the entrance to the property and features a w.c and wash hand basin. The spacious lounge features an electric fire and large window flooding the room with natural light. To the rear is the kitchen with a range of wall and base units and benefits from having a built in double oven, microwave and electric hob, space for fridge freezer and washing machine. There is also a door leading directly into the garage. A well proportioned dining room overlooks the garden and is accessed via the kitchen.

FIRST FLOOR

Landing featuring storage cupboard, housing hot water cylinder and a loft hatch with pull down ladder. Two double bedrooms, the master benefits from a large built in wardrobe and a further single bedroom, each of which benefit from having a storage cupboard, the third bedroom cupboard houses the gas boiler. The shower room features a w.c, wash hand basin and shower cubicle.

Tansley Gardens, Darlington, DL1 4NW
3 Bed - House - Semi-Detached
Offers In The Region Of £120,000

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EXTERNALLY

The low maintenance walled front garden features a gravelled area. There is also a generous driveway with space for several cars. The property benefits from having a generously sized garage/workshop with electric roller door and pedestrian door to the front. There is a further door to the rear accessing the garden. The large rear garden is laid to lawn, with a paved patio area, perfect for a family, also ample space for entertaining in the summer months.

ENTRANCE HALLWAY

CLOAKROOM/W.C.

LOUNGE

12'7x14'9 (3.84mx4.50m)

DINING ROOM

8'6x10'2 (2.59mx3.10m)

KITCHEN

10'8x10'2 (3.25mx3.10m)

FIRST FLOOR LANDING

BEDROOM

9'1x11'4 (2.77mx3.45m)

Plus wardrobes

BEDROOM

12'5x9'1 (3.78mx2.77m)

BEDROOM

8'8x8'2 (2.64mx2.49m)

SHOWER ROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

GARAGE

12'4x28'7 (3.76mx8.71m)

Widening to 16'1



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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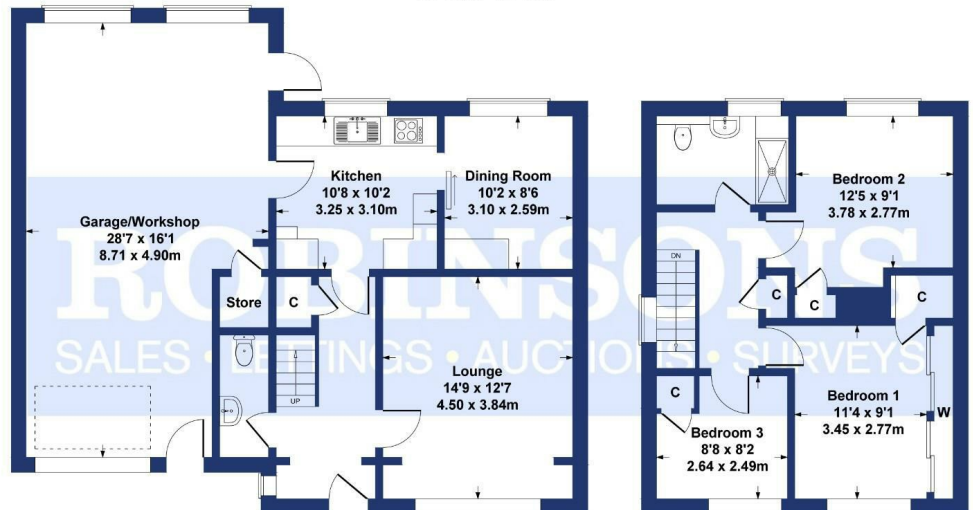
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Tansley Gardens

Approximate Gross Internal Area
1471 sq ft - 137 sq m



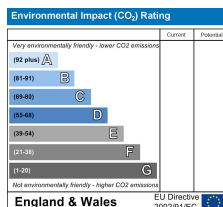
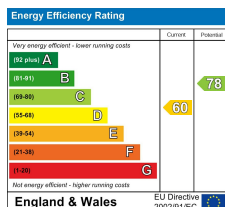
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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