



\*\* 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**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**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 particular, 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.

# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

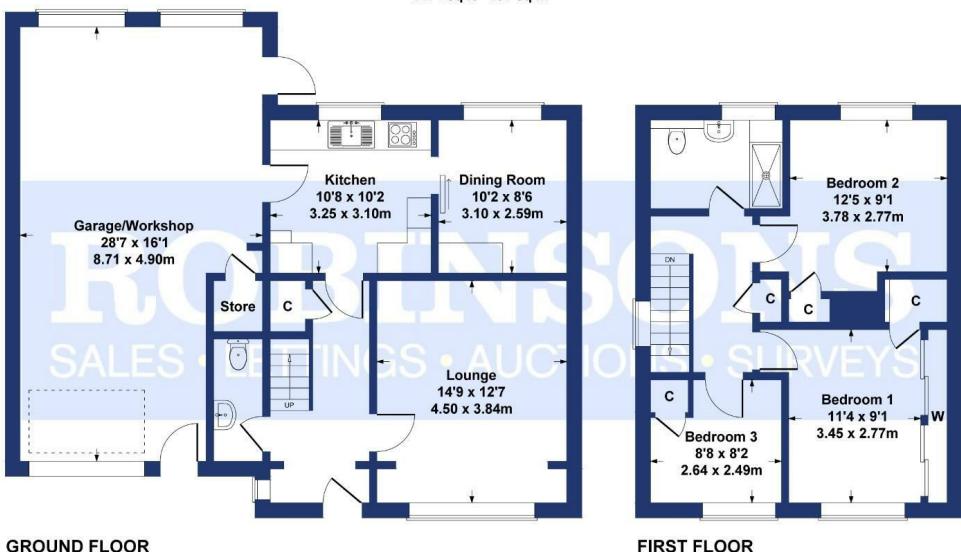
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Tansley Gardens

Approximate Gross Internal Area  
1471 sq ft - 137 sq m

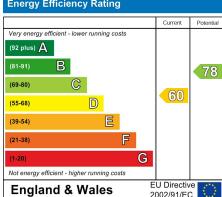


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

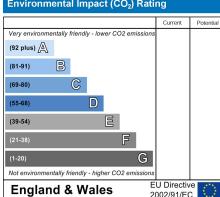
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## DURHAM SALES & LETTINGS OFFICE

### DURHAM CITY

1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonspennymoor.co.uk

### DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

### MIDDLESBROUGH

26 Stokesley Road  
TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### STOCKTON

21 Bishop Street  
TS18 1SY

T: 01642 607555

E: info@robinsonsstockton.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

### DURHAM CITY

19A Old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### HARLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944

E: info@robinsonbarwick.co.uk

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.



Association of  
Residential Letting Agents

# ROBINSONS

SALES • LETTINGS • AUCTIONS