



26 Clarendon Road

, Darlington, DL1 3HL

Offers in excess of £190,000

A STUNNING 'SHOW HOME' STANDARD PROPERTY WHICH HAS BEEN BEAUTIFULLY UPGRADED AND IMPROVED FROM TOP TO BOTTOM WITH SUPERB ATTENTION TO DETAIL THEREFORE ALLOWING ANY PURCHASER TO MOVE STRAIGHT IN WITHOUT THE NEED FOR ANY ESSENTIAL WORKS. THIS PROPERTY IS PERFECT FOR A FIRST TIME BUYER, COUPLES OR A YOUNG FAMILY. WE ANTICIPATE A HIGH LEVEL OF INTEREST SO AN INTERNAL INSPECTION IS RECOMMENDED AT THE EARLIEST POSSIBLE OPPORTUNITY TO AVOID DISAPPOINTMENT. IN BRIEF THE PROPERTY COMPRISES AN ENTRANCE HALL, SPACIOUS LOUNGE WITH BAY WINDOW, A DOWNSTAIRS CLOAKROOM, A STUNNING OPEN PLAN DINING KITCHEN, THREE BEDROOMS TO THE FIRST FLOOR AND A BEAUTIFULLY UPGRADED FAMILY BATHROOM. THE PROPERTY IS EQUALLY AS IMPRESSIVE EXTERNALLY WITH AMPLE OFF STREET PARKING TO TH FRONT WITH DRIVEWAY RUNNING DOWN THE SIDE TO A SINGLE GARAGE. TO THE REAR IS A GARDEN WHICH INCORPORATES A GRAVELLED PATIO AREA WITH ADDIITIONAL LAWNED GARDEN BEYOND. THE ACCOMMODATION IS WELL SIZED THROUGHOUT, WITH HIGH CEILINGS AND A LARGE AMOUNT OF NATURAL LIGHT WHICH ACCENTUATES THE SPACE FURTHER. THE LOCATION IS IDEAL FOR EASE OF ACCESS TO THE TOWN CENTRE, AND ALSO THE A66 AND BEYOND THEREFORE MAKING IT A PERFECT HOME BASE FOR COMMUTING THROUGHOUT THE NORTH EAST.

- A FEATURE LOG BURNING STOVE LOCATED IN THE LOUNGE
- A LUXURY KITCHEN WITH FEATURE 'ISLAND' AND INTEGRATED APPLIANCES INCLUDING DISH WASHER, FRIDGE FREEZER AND A HALOGEN COOKING HOB
- BEAUTIFUL KARNDEN FLOORING TO THE HALLWAY, KITCHEN AND CLOAKROOM
- A PULL DOWN LOFT LADDER LEADS TO A BOARDED LOFT SPACE WITH FLOOR JOISTS FITTED (IDEAL FOR CONVERSION OR JUST FOR STORAGE)
- A COMPOSITE FRONT DOOR AND FURTHER UPVC DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT
- A STUNNING BATHROOM WITH BOTH A FREE STANDING BATH AND A SHOWER ENCLOSURE WITH MAINS SHOWER
- THIS PROPERTY IS BEING SOLD WITH NO ONWARD CHAIN!
- ** EPC HAS BEEN ORDERED AND IS DUE TO BE CARRIED OUT WITHIN THE NEXT 7 DAYS **

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



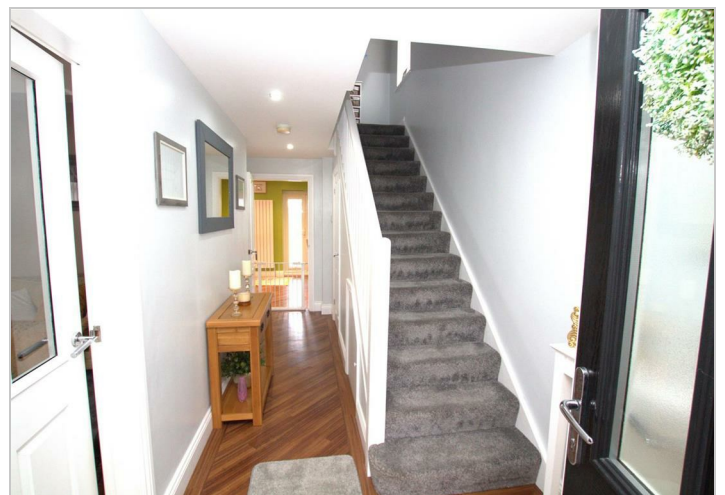
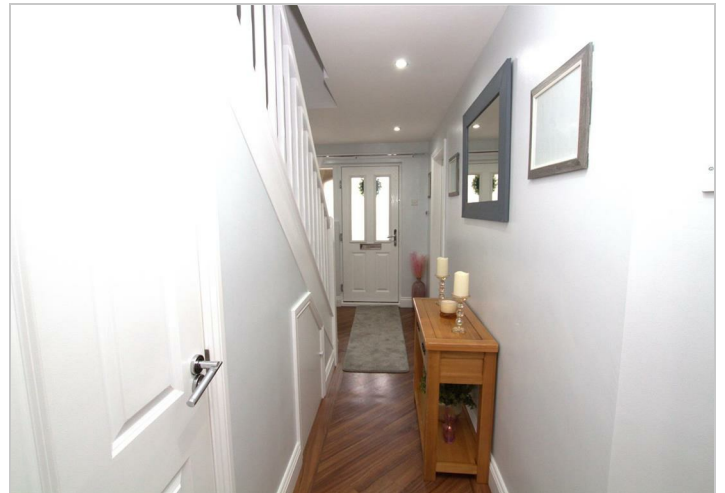
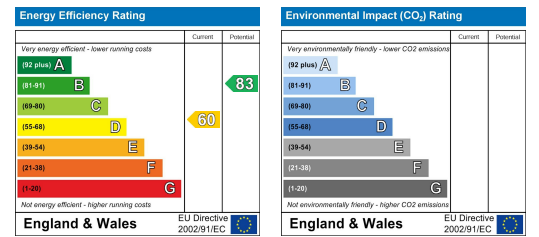
Floor Plan



Area Map



Energy Efficiency Graph



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