



61 Woodland Road, Darlington, County Durham, DL3 7BQ  
Offers In The Region Of £420,000

*Ann Cordey*  
ESTATE AGENTS





# 61 Woodland Road, Darlington, County Durham, DL3 7BQ

A period townhouse, currently configured into FOUR, one bedroom apartments. Three of the apartments are currently tenanted, whilst one apartment is vacant.

Set across four storeys, the property has been well planned and offers the best use of space to allow for sizeable accommodation. Each apartment has fitted kitchen, lounge area, bedroom and either shower room or bathroom./wc

Apartment One, is self-contained having a door from both the front of the property and to the rear.

The location at Woodland Road is ideal for access to the town centre and to the shops at both Cockerton Village and Supermarkets at West Park. Darlington's memorial hospital is close by, there are regular bus services and excellent transport links through to the A1M, A66 and A67.

Externally, there is a brick built building, most likely originating from the the original coach house of the time. Similar properties in the vicinity have converted these also into further dwellings and the vendor at once has plans drawn up. Of course any development in the future would need all relevant approval from Darlington Borough Council, and at present the property is offered for sale as a brick built storage area.

TENURE: FREEHOLD  
COUNCIL TAX  
FLAT ONE: B  
FLAT TWO: A  
FLAT THREE: B  
FLAT FOUR: A

## COMMUNAL HALLWAY

Wooden entrance door leads into vestibule, which in turn opens into the reception hallway, with original balustrade stair case leading to the first and second floor.

## APARTMENT ONE - BASEMENT

### Lounge

19'7" x 14'4" (5.98 x 4.37)

There is a bay window to front aspect.

### Kitchen

10'11" x 4'10" (3.33 x 1.49)

### Bathroom/WC

### Bedroom

18'5" x 13'6" (5.63 x 4.14)

## APARTMENT TWO - GROUND FLOOR

### Hallway

Having a welcoming reception hallway.

### Lounge/Kitchen

18'5" x 14'1" (5.63 x 4.30)

The lounge and kitchen area is open plan, and also has the benefit of a large walk in bay window to the rear aspect. Again the coving and fretwork are in place and there is also an original fireplace.

The kitchen is fitted with Beech effect cabinets with black work surfaces and stainless steel sink units. There is an integrated electric oven and gas hob, fridge and freezer and in addition there is plumbing for an automatic washing machine.

### Bedroom

19'9" x 16'10" (6.02 x 5.15)

A generous double bedroom, having high ceilings and the original coving iwith intricate fretwork in situ. There is a beautiful feature fireplace to the chimney breast adding character.

### Shower room/wc

Having a single shower cubicle with mains fed shower, pedestal basin and WC. The room has an extractor fan and has been finished with white ceramics.

## APARTMENT THREE - FIRST FLOOR



**Lounge****14'2" x 13'6" (4.34 x 4.14)**

The lounge has two windows which over look the front aspect, and there is a tiled feature fireplace to the chimney breast to add interest.

**Kitchen****13'6" x 8'7" (4.14 x 2.64)**

Fitted with a range of Beech units with complimenting black work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and hob and there is plumbing for an automatic washing machine,

**Bedroom****16'8" x 15'7" (5.10 x 4.76)**

A sizeable double bedroom, with a large bay window to the rear aspect. A feature marble fireplace is to the chimney breast.

**Shower Room/WC**

With a single shower cubicle with mains fed shower,, pedestal hand basin and WC. The room has been finished in white ceramics.

**APARTMENT FOUR - SECOND FLOOR****Lounge/Kitchen****22'3" x 14'3" (6.80 x 4.35)**

Open plan kitchen and lounge area. Being of a very good size. The room has been built into the attic area with beams on show and having a dormer window the front aspect.

The kitchen has been fitted with a range of Beech units with black work surfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob.

**Bedroom****14'1" x 12'5" (4.30 x 3.81)**

A generous double bedroom with a dormer window to the rear aspect, and having a feature fireplace to add interest.

**Bathroom/Wc**

Fitted with a white suite to include a panelled bath, with a mains fed over the bath shower,, pedestal hand basin and WC. The room has been finished with white ceramics.

**EXTERNALLY**

There are steps up to the front of the property which has an enclosed lawned area. To the rear of the property there are gardens/courtyard, which at present is quite over grown and unkept. The area is enclosed by a brick built wall and the area is paved.

There is a covered, pedestrian passageway to the rear service lane. This passageway also has access to a double storey, brick built building. Which has a staircase up to the first floor.

FOR INFORMATION REGARDING THE ENERGY PERFORMANCE RATING FOR EACH INDIVIDUAL FLAT PLEASE CONTACT THE OFFICE.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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