



Ann Cordey
ESTATE AGENTS

64 Stockton Road, Darlington, County Durham, DL1 2RY
Offers In Excess Of £320,000



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An individually designed, THREE BEDROOMED detached bungalow is offered for sale with no onward chain. Situated in the convenient Haughton area, which is well placed for shops, schools and local amenities, along with regular bus services and excellent transport links to the A66 and A1M.

The property sits in a generous plot, with wrap around gardens to the front, side and rear. In addition there is a DOUBLE GARAGE and a large expanse of block paving which allows for ample parking.

Internally, the upgraded open plan kitchen/diner is the heart of the home, there is a pleasant lounge, three bedrooms with the master bedroom boasting en-suite facilities with the family bathroom/wc services bedroom two and three.

Warmed by gas central heating and being fully double glazed. The property has been well maintained and is ready to move into order and would make a wonderful home for a number of purchasers.

TENURE: Freehold

COUNCIL TAX:

ENTRANCE HALLWAY

The smart composite entrance door opens into the reception hallway which is spacious and welcoming and leads to all of the accommodation.

LOUNGE

14'7 x 11'10 (4.45m x 3.61m)

The lounge is of a good size, and is dual aspect with windows to the front and side. There is an attractive fire surround to add a focal point and a living flame gas fire to cast a cosy glow.

KITCHEN & DINING

23'13 x 11'10 (7.01m x 3.61m)

Having been recently upgraded with a beautiful range of sage green cabinets complimented by striking granite worksurfaces. The integrated appliances include a dishwasher, washing machine, fridge/freezer, slimline wine fridge and the Belling Range Cooker cooker is also included. A window overlooks the garden and there are UPVC Bi-fold.

The dining area can easily accommodate a family dining table and has french doors to the rear.

BEDROOM ONE

13'0 x 10'2 (3.96m x 3.10m)

The master bedroom is a generous double with built in wardrobes and ensuite facilities. There is a window to the side aspect.

ENSUITE

Fitted with a single shower cubicle with triton electric shower, ceramic handbasin and WC and extractor fan.

BEDROOM TWO

10'6' x 10' 0' (3.20m' x 3.05m 0.00m)

A further double bedroom with a UPVC window to the side.



BEDROOM THREE

10'0' x 10'5 (3.05m' x 3.18m)

The third bedroom has window to the side aspect and is also well proportioned.

BATHROOM/WC

Fitted with a white suite to include a panelled bath, pedestal handbasin and WC. There is a built in linen cupboard and the room is fully tiled and has two double glazed windows to the side.

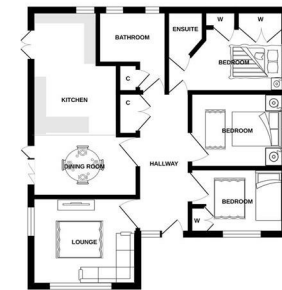
EXTERNALLY

The front of the property is enclosed by a brick built wall, with pedestrian access and vehicular access leading to a large block paved frontage allowing for off street parking for a number of vehicles.

The rear garden is enclosed by fencing and is mainly laid to lawn. There is a DOUBLE GARAGE (which measures 19ft 7 by 13 ft 7) with an up and over door.



GROUND FLOOR



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



