

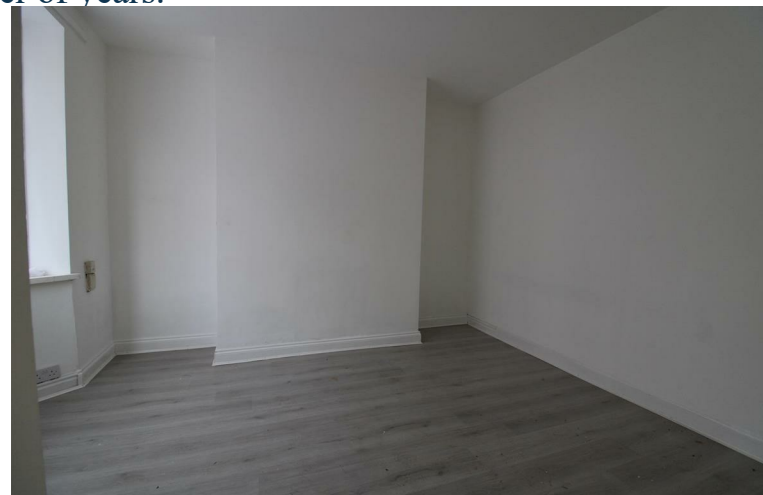


20 ROSLYN STREET, DARLINGTON, DL1 5DG

Offers In Excess Of £85,000

Situated in the convenient South Park area of Darlington and available with no onward chain, we offer for sale a spacious TWO BEDROOMED terraced residence, having a refitted kitchen, modern bathroom and boarded loft space.

The property is warmed by gas central heating and is fully double glazed and has been a successful let for a number of years.



The location is ideal for access to the local shops of the area, the lovely South Park is on the doorstep and Darlington's train station is just a walk away. The DL1 leisure complex is close by as is the tow centre itself. The property certainly demands attention.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE

A UPVC entrance door opens into the entrance vestibule which in turn opens into the Lounge.

LOUNGE

13'4" x 14'7" (4.08 x 4.45)

A spacious reception room having a UPVC window to the front aspect and practical laminate flooring.

KITCHEN/DINER

14'9" x 8'5" (4.52 x 2.59)

Fitted with an ample range of grey wall floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include a electric oven and hob with stainless steel extractor hood. The room again has the practical laminate flooring and can accommodate a dining table. There is a UPVC window overlooking the rear yard and a door leading out.

FIRST FLOOR

Leading to both bedrooms, bathroom w/c and access to the attic via a drop down ladder which is boarded with a velux window.

BEDROOM ONE

14'3" x 12'4" (4.35 x 3.76)

A spacious master bedroom having a UPVC window to the front aspect.

BEDROOM TWO

7'1" x 9'9" (2.18 x 2.98)

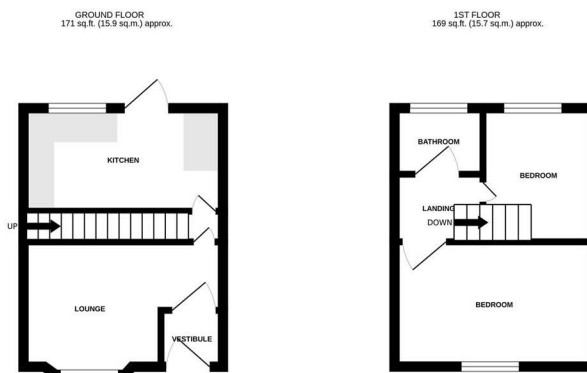
Again, a sizeable bedroom with a UPVC window to the rear.

BATHROOM/WC

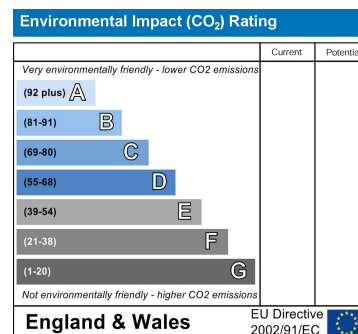
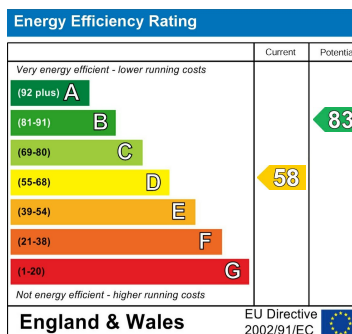
Fitted with a modern white suite which comprises of a panelled bath, pedestal hand basin and low level WC.

EXTERNALLY

To the rear the courtyard is enclosed with a gate leading to the rear service lane.



TOTAL FLOOR AREA: 341 sq ft (31.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the ages.
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