



Ann Cordey
ESTATE AGENTS

63 Bensham Road, Darlington, DL1 3DF
Offers In The Region Of £135,000



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Having been a long term family home, this THREE BEDROOMED semi-detached residence has been extended to the ground floor and enhancing the living space wonderfully. With the ground floor comprising of a spacious lounge, separate dining room and galley kitchen extension. There is also a ground floor bathroom and separate WC.

To the first floor there are three generous bedrooms, the master bedroom having ENSUITE facilities, bedroom two is a double room and the third bedroom is a well proportioned single room.

The property sits in gardens to both the front and rear and has a shared driveway leading down to a detached, prefabricated GARAGE and an enclosed garden to the rear.

Bensham Road is situated in the Harrowgate Hill area of Darlington and always proves popular with a host of buyers. The location is ideal for local shops and chain store supermarkets. A number of good local schools are on hand along with regular bus services and excellent transport links towards the AIM, both north and south.

The property does require a refurbishment programme to bring it up to date, but is clean, tidy and liveable so you can move in, see how it works for you and consider your upgrades with the luxury of time. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

Upvc entrance door opens into the reception hallway, with the staircase to the first floor and a door opening into the lounge.

LOUNGE

15'8" x 13'3" (4.79 x 4.04)

The first of two reception rooms, the lounge is spacious and welcoming. Having a upvc bay window to the front aspect. A brick built fireplace is in situ with a gas living flame fire to add a cosy glow. Double internal doors open into dining room.

DINING ROOM

12'8" x 9'10" (3.88 x 3.02)

A further good sized reception, easily able to accommodate a family dining table. There is a window to the rear and a door leading to a rear hallway, and to the bathroom and wc. There is also access to the kitchen extension.

BATHROOM

Comprising of a coloured suite, with a panelled bath and pedestal hand basin the room has a window to the side and has been finished with ceramic tiling.

SEPARATE WC

With WC and a large built in storage cupboard having the central heating boiler situated here. There is window to side aspect also.

KITCHEN

12'4" x 6'11" (3.77 x 2.11)

Fitted galley style with a range of formica units, work surfaces and a ceramic sink unit. There is a free standing gas cooker, automatic washing machine and fridge freezer which can be left in situ. The room has a window to the rear aspect overlooking the garden and side door leading to the bottom of the driveway.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms, has a window to the side and access to the attic area via a pull down ladder. The loft is insulated and has boarding.

BEDROOM ONE

13'10" x 11'1" (4.22 x 3.39)

The main bedroom is of a good size, has window to the front and has the benefit of ensuite facilities.

ENSUITE

Comprising of a single shower cubicle with electric shower, hand basin in cupboard unit and low level WC.

BEDROOM TWO

11'9" x 8'9" (3.59 x 2.69)

A second double bedroom, this time over looking the rear aspect. There is a built in double storage cupboard/wardrobe.

BEDROOM THREE

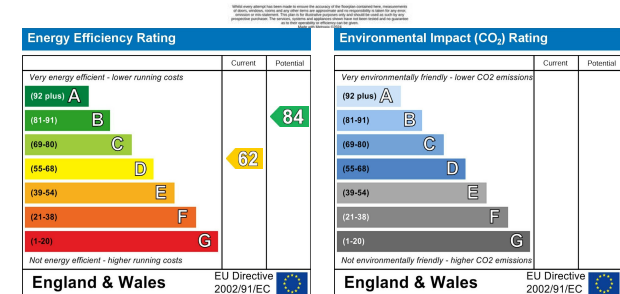
8'5" x 8'8" (2.58 x 2.66)

The third bedroom is a well proportioned single room also overlooking the rear aspect.

EXTERNALLY

The property sits in mature gardens to both the front and rear. The front being enclosed by a brick built wall and has an established garden bed with a range of plants, shrubs and flower. The shared driveway leads down towards the prefabricated GARAGE (which measures 5.02 m x 3.10) and has an up and over door, light and power.

The rear garden is enclosed by fencing, and again has established borders edging the lawn. There is a greenhouse and a convenient water tap.



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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