



Ann Cordey
ESTATE AGENTS

23 Augusta Close, Darlington, DL1 3HT
Offers In The Region Of £195,000



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A generous THREE BEDROOM detached property which has been improved by the current vendor to include a stunning 'Amtico' floor throughout the open plan living space and an upgraded Bathroom. The property also boasts three good size bedrooms, the addition of a conservatory, the modern bathroom and gardens to the front and rear/ There is also a garage and a driveway.

The property is located in the Haughton/Whinfield area its ideally placed for the local schools of the area, shops and amenities along with excellent transport links to Teesside and the A1M. Warmed by gas central heating and being fully double glazed.

The generous accommodation is sure to appeal, and would suit a host of buyers. The location is well placed and the garden to the rear is quite private with a raised patio seating area and the lawn is edged by borders and is enclosed by fencing.

TENURE: FREEHOLD

COUNCIL TAX : C

ENTRANCE VESTIBULE

The composite entrance door opens into the entrance vestibule which in turn has an internal door opening into the Lounge.

LOUNGE & DINER

24'2" x 12'8" (7.39 x 3.88)

The open plan lounge/diner is dual aspect and has a window to the front and sliding patio doors opening into the conservatory. An attractive 'Amtico' flooring in light wood tones runs throughout and there is a feature fireplace to add a focal point with an electric fire to cast a cosy glow. A door accesses the staircase to the first floor.

SITTING AREA

16'11" x 8'3" (5.16 x 2.53)

Converted from the original integral garage, this room has been a useful addition to the family home and has a window overlooking the front aspect. A useful and versatile space.

KITCHEN

14'8" x 9'11" (4.49 x 3.03)

Fitted with a range of wall, floor and drawer units in wood effect, and complimented by ample work surfaces and breakfast bar, there is an integrated double electric oven and gas hob with extractor fan, there is plumbing for an automatic washing machine and textured sink unit and drainer and there is a door that leads to the rear garden.

CONSERVATORY

10'2" x 7'11" (3.11 x 2.42)

UPVC framed with ceramic tiled flooring and fan assisted light.

FIRST FLOOR LANDING

Light and airy landing providing access to the Three Bedrooms and the family Bathroom and also to the fully boarded attic.

BEDROOM ONE

12'2" x 10'6" (3.73 x 3.22)

A well proportioned double Bedroom, overlooking the rear aspect also having fitted wardrobes, drawers and matching dressing table.



BEDROOM TWO

11'4" x 10'10" (3.46 x 3.31)

A spacious second double bedroom overlooking the front aspect and having a range of fitted wardrobes and overhead cupboards.

BEDROOM THREE

8'8" x 8'4" (2.65 x 2.56)

A well proportioned single Bedroom overlooking the front aspect.

BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath electric shower and screen the hand basin and WC is situated within a handy grey gloss vanity storage and the room is finished with practical and stylish tile effect wall panelling.

A built in cupboard houses the gas central heating boiler.

EXTERNALLY

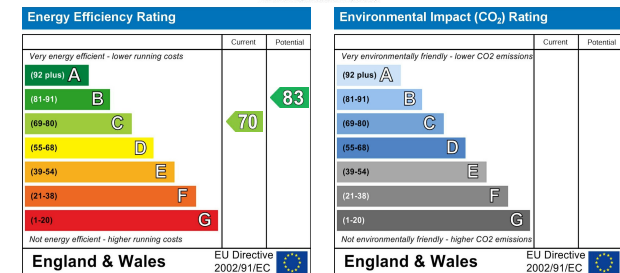
The front garden is open plan with a block paved driveway to allow parking and the pedestrian pathway having a lawn to each side. The detached single garage has up and over door and light and power and the rear garden is accessed by a single timber gate to the side. Mainly laid to lawn with raised brick built borders and patio seating area, the rear garden is enclosed by fencing and is quite private. In addition there is a useful outdoor water tap.



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Illustration for identification purposes only, measurements are approximate, not to scale. For more information visit us on 0203646666



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