



16 BYRON ROAD, DARLINGTON, DL1 1JQ

Offers In The Region Of £90,000

A spacious **THREE BEDROOMED** end-link residence is offered for sale with no onward chain and the opportunity to upgrade. Situated in the Haughton area of Darlington and having access to the local schools, shops and Darlington's town centre.



There are excellent transport links to the town and the train station is close by. The property is double glazed and warmed by gas central heating with a brief summary of the accommodation as follows:- reception hallway, lounge leading to the kitchen and dining room. A rear hallway has the door out to the garden and leads through to the bathroom/wc. To the first floor there are three very good sized bedrooms.

Externally the front garden is open plan and laid to lawn with a pedestrian pathway. The rear garden is off a good sized and is enclosed by fencing and a mixture of lawn and paving. There is the advantage of not being directly overlooked at the rear.

TENURE: Freehold
COUNCIL TAX: A

RECEPTION HALLWAY

The upvc entrance door opens into the hallway which has the stairs to the first floor and access to the lounge.

LOUNGE
13'9" x 12'11" (4.21 x 3.96)

A welcoming reception room with a window to the front aspect and a gas fire to the chimney breast which has alcoves to each side. A door from the lounge leads through to the kitchen/diner.

KITCHEN & DINING
17'8" x 8'0" (5.40 x 2.46)

Having two windows to the rear aspect and having a range of fitted floor cabinets, work surfaces with stainless steel sink unit. There is a free standing gas cooker and plumbing for an automatic washing machine. There is a useful under stairs storage cupboard and a door leading to the rear hallway.

REAR HALLWAY

With a door leading to the rear garden and a door to the bathroom.

BATHROOM/WC

With a cast bath, pedestal hand basin and WC. The room has a window to the side.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms.

BEDROOM ONE
15'10" x 10'9" (4.84 x 3.29)

A generous master bedroom with a window to the front aspect and having a large walk-in storage cupboard.

BEDROOM TWO
11'9" x 9'3" (3.59 x 2.84)

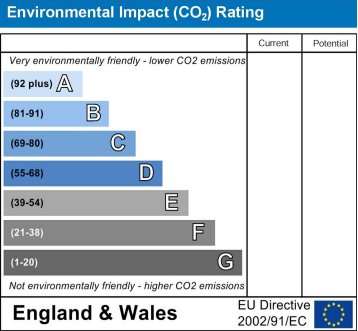
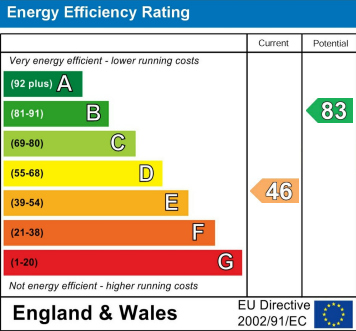
A further good sized room this time over looking the rear aspect.

BEDROOM THREE
8'5" x 8'3" (2.58 x 2.52)

Again, well proportioned and over looking the rear aspect.

EXTERNALLY

The garden to the front is open aspect and laid to lawn with pedestrian pathway leading down to the entrance. A gate to the side allows access t the rear garden which is enclosed by fencing. There is a mixture of lawn and paved patio seating areas.



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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