



Ann Cordey
ESTATE AGENTS

18 Mallard Road, Darlington, DL1 1BN
Offers In The Region Of £129,950



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A mature TWO BEDROOMED semi-detached residence is offered for sale with no onward chain and is situated in the popular Eastbourne area of Darlington. The property is in ready to move into order and benefits from no onward chain.

The spacious accommodation offers a generous lounge, good sized kitchen and dining area, to the first floor there are two double bedrooms and a modern shower room/wc.

The gardens to the front and rear of the property are designed for ease of maintenance and there is a useful outdoor brick storage shed with electrics.

The location just off Yarm Road has the benefit of ease of access to the local shops and retail park. There are regular bus services and excellent transport links. Good local schools are on hand along with the local park. Darlington's train station is not too far away along with the town centre itself.

The property has been very well maintained and is warmed by gas central heating with the benefit of double glazing.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

A upvc door to the side opens into the hallway which has the staircase to the first floor and access to the lounge and kitchen/diner.

LOUNGE

14'5" x 12'1" (4.40 x 3.70)

A well proportioned reception room with a walk in bay window. There is a feature fireplace with gas fire which can be included in the sale to add a focal point and two alcoves to the chimney breast.

KITCHEN/DINING

14'4" x 10'10" (4.37 x 3.32)

The kitchen diner is of a good size, with the kitchen comprising of a range of oak veneer, wall floor and drawer cabinets with complimenting work surfaces and a stainless steel sink unit. The electric oven and washing machine is included in the sale. There is a useful understairs storage cupboard houses the electric meters and the room can easily accommodate a family dining table. There is a window and door to the rear garden.

FIRST FLOOR

LANDING

Leading to both bedrooms and to the shower room/wc.

BEDROOM ONE

14'7" x 12'8" (4.47 x 3.87)

A light bright room with a bay window to the front aspect.

BEDROOM TWO

12'4" x 7'3" (3.78 x 2.23)

A second double bedroom this time overlooking the rear and having the benefits of sliding door wardrobes.

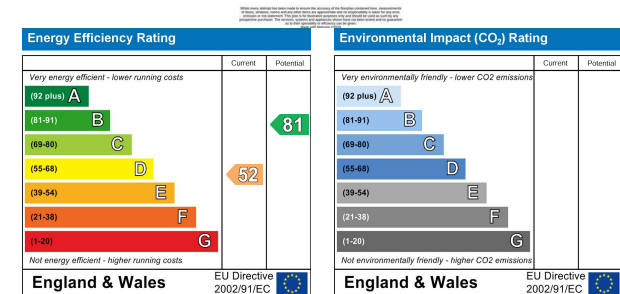
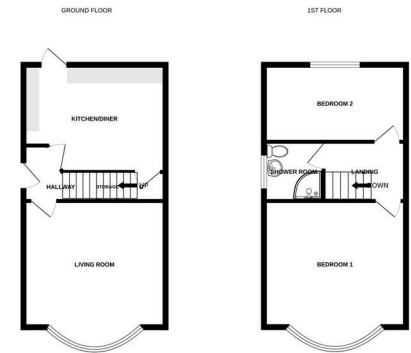


SHOWER ROOM/WC

Fitted with a corner shower cubicle with mains fed shower. There is a pedestal hand basin and WC. The room is finished with mosaic tiles.

EXTERNALLY

The property has gardens to both the front and rear, with the front garden being enclosed by a small brick built wall with wrought iron gates. A further wrought iron gate leads through to the south west facing rear garden which is designed for ease of maintenance with gravelled area. A brick built storage shed houses the boiler and provides secure storage.



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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