



Ann Cordey
ESTATE AGENTS

23 Newlands Road, Darlington, DL3 9JL
Offers In The Region Of £195,000



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Situated in the Cockerton/Denes area of Darlington and ideally placed for access to shops, schools and local amenities this THREE BEDROOMED semi-detached residence boasts light and bright, spacious family accommodation.

The property has been extended to allow for a superb open plan kitchen, dining and living space. In addition there is a handy ground floor cloaks/wc and spacious lounge completing the ground floor accommodation.

To the first floor there are three good sized bedrooms, two double rooms and a generous single room these are serviced by the house bathroom with bath, mains fed waterfall shower, wc and vanity storage.

Externally there are gardens to the front and rear. The front garden is enclosed by a brick built wall and has been gravelled for ease of maintenance. A driveway allows for off street parking and leads down to a single brick built GARAGE. The rear garden is enclosed and mainly laid to lawn and edged with borders. An Indian sandstone patio provides a seating area just outside of the french doors from the kitchen.

The location has great appeal and is within walking distance to Cockerton Village and the parade of shops and cafes there. The Marks & Spencer food hall and Aldi supermarket is close by at Westpark along with the excellent transport links to the AIM, both north and south. There are regular bus services and the town centre is close by along with local schools, doctors surgery and the Dene park.

The property is very well maintained and immaculately presented warmed by gas central heating and being fully double glazed.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A smart composite door opens into the reception hallway which is most welcoming, having a solid oak floor and the original balustrade staircase. The hallway leads to the lounge and kitchen diner and also accesses the handy cloaks/WC.

CLOAKS/WC

A great addition to any family home, the cloaks WC is fitted with a modern white suite and has tiled surrounds.

LOUNGE

14'0" x 12'2" (4.29 x 3.73)

A well proportioned reception room having a walk-in bay window to the front aspect. The oak floor from the hallway has been continued and there is a feature fireplace to add a focal point.

KITCHEN/DINING & LIVING

20'7" x 18'11" (6.28 x 5.78)

A superb open plan social space, the room has been extended and allows the integration of the kitchen, dining area and living space. The kitchen area has been well planned and offers ample wall, floor and drawer cabinets in a light oak finish with complimenting work surfaces and textured sink. The integrated appliances include an electric oven and hob and fridge/freezer. In addition there is plumbing for an automatic washing machine and the boiler is housed within a cupboard also.

Spotlights to the ceiling and tiled flooring finish the room which has window to rear aspect and French doors leading out to the patio. The room allows for a family sized dining table and soft seating.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/wc. There is also access to the attic area via a pull down ladder. The attic is boarded with a light.

BEDROOM ONE

13'8" x 11'3" (4.18 x 3.44)

The master bedroom is to the rear and is of a good size, benefitting from a full wall of fitted wardrobes.

BEDROOM TWO

11'4" x 11'3" (3.46 x 3.44)

A further double bedroom, this time to the front aspect and having two alcoves to the chimney breast.

BEDROOM THREE

10'8" x 7'3" (3.26 x 2.21)

Bedroom three is a sizeable single bedroom overlooking the rear aspect.

BATHROOM/WC

Fitted with a white suite to include a panelled bath, with over the bath mains fed waterfall shower and screen. The WC and handbasin are positioned within useful vanity storage cabinets and the room has a window to the front aspect and is finished with ceramic tiling.

EXTERNALLY

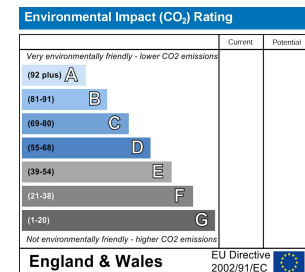
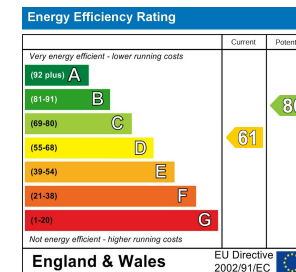
There are gardens to the front and rear, the front garden being enclosed by a brick built wall and having a gravelled area for ease of maintenance. The driveway is paved and allows for off street parking and this is in addition to the single GARAGE which measures (6.40 m x 2.56m) and has double timber doors, lights and power.

The rear garden is enclosed and quite private, mainly being laid to lawn with plants and flowers to the borders. A quality Indian sandstone patio is immediately to the rear of the property and is a lovely spot in which to sit and enjoy the best of the weather.



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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