



Ann Cordey
ESTATE AGENTS

12 Winchester Way, Darlington, DL1 2UT
Offers In The Region Of £187,000



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Situated in the desired Haughton Grange development in Darlington, we have pleasure in offering for sale an extended THREE BEDROOMED semi-detached residence. The property has been improved by the current vendors with modern kitchen, bathroom and tasteful decor throughout, the property is in ready to move into order.

The layout of the property allows the accommodation to flow from the reception hallway throughout, and the feeling of space is evident along with it being light and bright. The kitchen is to the front of the property which allows for a generous living and dining area to the rear which extends into a garden room all of which enjoys views of the garden.

The open plan staircase leads up to the first floor where there are three bedrooms, all of which are well proportioned. The master bedroom has fitted wardrobes, with the second bedroom having an over stairs built in storage cupboard. Bedroom three is a single bedroom. The family bathroom/wc has been upgraded with a modern suite comprising of a bath, with mains fed shower. The WC and hand basin are positioned within a vanity storage unit and the room is finished with ceramic tiling.

Externally the front of the property has imprinted concrete which is both maintenance free and with the drop kerb being extended allows for parking for up to three vehicles. This is in addition to the single GARAGE which has an up and over door, light and power and a handy personnel door opposite the back door from the kitchen.

The Haughton Grange development always proves popular, as it has a degree of privacy with no through traffic whilst also enjoying the convenience of having a host of local amenities on hand. These include schools, supermarkets and shops. along with excellent road links to the A66 and A1M. The area is also handy for riverside walks and local pubs at Haughton Green.

Warmed by gas central heating and being fully double glazed viewing is highly encouraged.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A UPVC entrance door opens into the reception hallway which is a good size space and leads to the kitchen and lounge area.

KITCHEN

11'8" x 8'9" (3.56 x 2.68)

The kitchen has been fitted with an ample range of cream gloss, wall, floor and drawer cabinets which are complimented by the warm tones of the wood effect worksurfaces with a textured sink. The integrated appliances include an electric oven and gas hob and in addition the free standing fridge freezer will be included there is also plumbing for an automatic washing machine. The 'Potterton' central heating boiler is positioned with a wall cabinet and the room has a window to the front aspect and a door leading out to the side for access to the garden and garage.

LOUNGE & DINER

16'1" x 12'7" (4.91 x 3.84)

The lounge is to the rear and is a nice size space in which to relax overlooking the rear garden. Spacious enough to accommodate a dining table the room is open plan to the garden room extension and also has the open plan staircase to the first floor.



GARDEN ROOM

9'3" x 8'3" (2.82 x 2.54)

A great addition to enhance the ground floor accommodation, the garden room is light and bright with roof window and french doors opening to the patio.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is a window to the side and access to the attic area which is insulated.

BEDROOM ONE

11'6" x 9'4" (3.52 x 2.86)

The master bedroom is a double room with a UPVC window overlooking the rear aspect.

BEDROOM TWO

10'7" x 8'11" (3.25 x 2.72)

A further good sized room, this time overlooking the front aspect and having an over the stairs storage cupboard. It is tastefully decorated with half a wall of panelling making a nice feature.

BEDROOM THREE

6'10" x 6'7" (2.09 x 2.02)

A single bedroom overlooking the rear aspect.

BATHROOM

The bathroom comprises of a white suite to include bath, with over the bath mains fed shower. The wc and handbasin are positioned within a useful vanity storage cabinet and the room has been finished with ceramic tiling. There is also a window to front aspect.

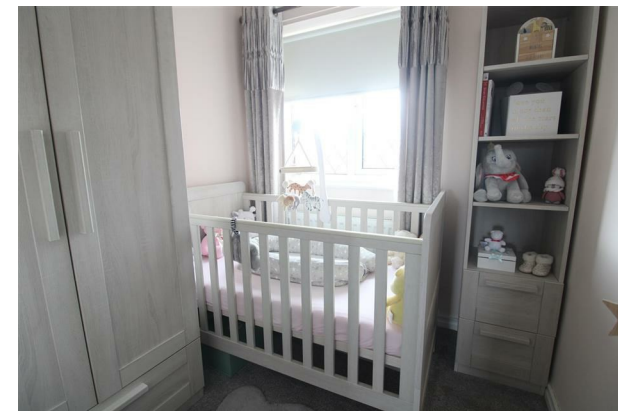
EXTERNALLY

The property sits in gardens to the front and rear. The frontage of the property is quite generous and has imprinted concrete which is both attractive and practical and also allows for off street parking for up to three vehicles. There is also a single brick built GARAGE. Which has an up and over door, light and power and a useful personnel door to the rear garden.

The rear garden itself is enclosed by fencing and has a good amount of paved patio seating area edging the lawn. The raised borders are easy to maintain also having slate chippings.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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