



21 GREENMOUNT ROAD, DARLINGTON, DL3 8EP

Offers In The Region Of £295,000

Situated in the prestigious West End of Darlington, positioned within the most delightful gardens, we have great pleasure in offering for sale this mature **THREE BEDROOM SEMI DETACHED RESIDENCE**. offering spacious family accommodation.



Warmed by Gas Central Heating, with the benefit of Double Glazing throughout. The accommodation briefly comprises: spacious and welcoming Reception Hallway with the bespoke original style oak balustrade staircase to the first floor, useful Cloaks/WC, pleasant light and airy Lounge with double glazed bay window to the front aspect and marble hearth to the chimney breast being open plan to the Dining Room , with modern kitchen having a door leading to the rear garden.

To the first floor there is a light and spacious Landing area with double glazed window to the side aspect, Three Bedrooms, two of which are doubles, and a sizeable single . There is a modern bathroom/wc with separate walk in shower cubicle.

TENURE: FREEHOLD
COUNCIL TAX : D

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has the staircase leading to the first floor and access to the Lounge,Dining room ,Kitchen and Cloaks/WC .

CLOAKS/WC

Being fitted with a white low level WC. The hand basin is situated within a handy vanity storage unit with a UPVC window to the side.

LOUNGE

12'07 x 14'00 (3.84m x 4.27m)

A spacious reception room having hard wood flooring and a UPVC bay window to the front aspect flooding the room with natural light. There is a log burning stove at the chimney breast to cast a cozy glow when needed. The room is open plan to the dining room.

DINING ROOM

12'08 x 11'04 (3.86m x 3.45m)

Easily accommodating a large family dining table having hard wood flooring continued from the lounge and a UPVC window overlooking the rear garden.

KITCHEN

8'10 x 8'10 (2.69m x 2.69m)

Upgraded with a ample range of blue wall,floor and drawer cabinets with complimentary wood effect worksurfaces and textured sink unit. The integrated appliances include a electric double oven and gas hob with stainless steel extractor fan. There is a door leading out to the rear garden.

FIRST FLOOR LANDING

Leading to all three bedrooms and bathroom/wc. There is access to the loft area which is insulated with power.

BEDROOM ONE

16'8 x 11'04 (5.08m x 3.45m)

A spacious master bedroom , this time having a UPVC window overlooking the rear aspect and fitted rails.

BEDROOM TWO

12'07 x 11'10 (3.84m x 3.61m)

A spacious double bedroom having a UPVC bay window front aspect.

BEDROOM THREE

8'8 x 7'6 (2.64m x 2.29m)

A sizeable single bedroom having power data and TV point with a UPVC window overlooking the front aspect.

BATHROOM/WC

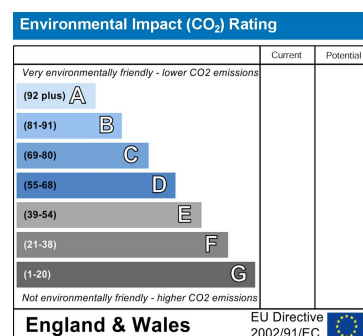
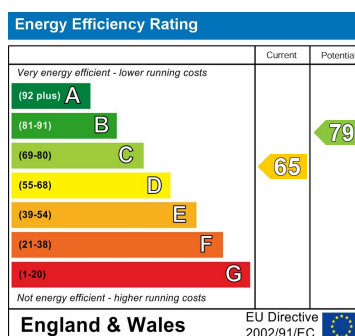
Fitted with a white suite to include a free standing bath and separate walk in shower cubicle with mainsfed shower . The hand basin is situated within a handy vanity storage unit with low level WC.

EXTERNALLY

The property occupies the most enviable plot with the most stunning and extensive garden situated to the rear which is well planned and well stocked, having the benefit of not being overlooked.

In addition to the easily maintained garden to the front aspect which is enclosed by a brick wall with driveway allowing for off street parking and further double gates leading to the garage.

The rear garden is mainly laid to lawn with paved patio seating area. In addition, there is a detached garage with light and power and an outside tap.



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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