



55 COBDEN STREET, DARLINGTON, COUNTY DURHAM, DL1 4JD

Offers In The Region Of £275,000

A detached bungalow, occupying a very private location within the Eastbourne area of Darlington. Being positioned within a very generous plot, which offers potential to extend (subject to the relevant planning consent).

The Eastbourne area is hugely popular, having the lovely park on the door step, and access to a number of local shops, supermarkets and schools on hand. Darlington's train station is not too far away aswell as the town centre itself and the area enjoys regular bus services and excellent transport links to the A1M and A66.



The property has been a much loved family home and is currently tenanted. The accommodation is generous and versatile with the attic area converted to offer further living space, although this is accessed by a wrought iron, spiral staircase which would not pass current building regulations.

Warmed by gas central heating and being double glazed. The property needs to be viewed to be fully appreciated. Plans/drawings are also on hand in the office which show potential development for the plot in which the current dwelling is situated,

RECEPTION HALLWAY

With a UPVC door opening into the hallway which accesses both bedrooms, lounge, bathroom/wc and kitchen. A fixed, wrought iron, spiral staircase leads up to the converted attic area.

LOUNGE

25'03x12'01 (7.70mx3.68m)

A very generous reception room, having an adams style fireplace at the heart of the room, being light and bright with windows to the side and rear.

DINING ROOM

12'05x9'08 (3.78mx2.95m)

Having a UPVC window to the side and coving to the ceiling.

KITCHEN

11'11x11'10 (3.63mx3.61m)

Fitted with an ample range of white gloss, wall, floor and drawer cabinets, with complimenting work surfaces and textured sink. The integrated appliances include an electric oven and electric hob and the room has been finished with tiled surrounds and tiled floor. There is also a breakfast bar for informal dining.

A UPVC door leads from the kitchen to the side of the property and there is a UPVC window to the rear.

BEDROOM ONE

13'04" x 12'05" (4.06m x 3.78m)

A generous double bedroom with a UPVC to the front aspect and benefiting from fitted wardrobes.

BEDROOM TWO

A further good sized, double room having a UPVC window to the side and also having a range of fitted wardrobes.

BATHROOM

Having a corner bath, pedestal hand basin with the room being finished with ceramic tiles. There is UPVC window to the rear aspect.

SEPARATE WC

Having a UPVC window to the rear aspect and white WC, the room is tiled with high gloss ceramics.

ATTIC AREA

LANDING/STORAGE AREA

12'10x10'05" (3.91mx3.18m)

leading through to the further accommodation to this floor.

AREA TWO

18'07" x 10'04" (5.66m x 3.15m)

Having a dormer window to the side and fitted wardrobes.

AREA THREE

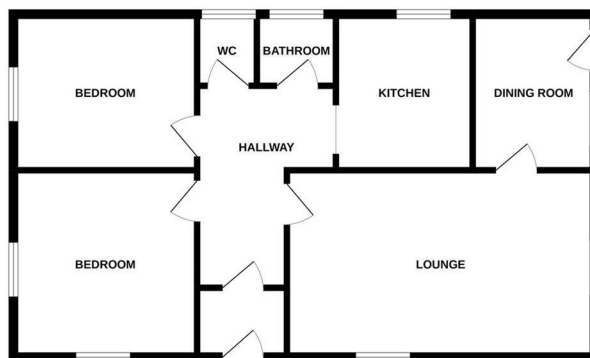
12'06" x 10'03" (3.81m x 3.12m)

Fitted with a corner jacuzzi bath, WC and hand basin. Tiled with ceramics.

EXTERNALLY

The property sits on a generous plot, which is accessed via a private driveway. There is ample parking for a number of vehicles and the area is enclosed by timber fencing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown unless stated otherwise. See the Agent's particulars for details. Made with Metropix 10/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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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