



55 MARINA ROAD, DARLINGTON, DL3 0AN

Offers In The Region Of £145,000

We have pleasure in offering for sale this well presented mature **THREE BEDROOM SEMI DETACHED** property is located in the Harrowgate Hill area of Darlington within easy reach of many amenities including popular schools, supermarkets and access out of town.

The property briefly comprises of a, entrance hallway, lounge, dining room, kitchen extension and sun room. Three bedrooms to the first floor and a family bathroom with separate WC. Gardens to the front and rear with garage.

Viewing is highly recommended.



ENTRANCE HALLWAY

The UPVC entrance door opens into the light and bright reception hallway which has the staircase leading to the first floor and handy storage cupboard . There is access into the Kitchen.

LOUNGE

14'07 x 10'05 (4.45m x 3.18m)

A spacious reception room having a UPVC bay window to the front aspect and feature fireplace.

DINING ROOM

13'11 x 9'11 (4.24m x 3.02m)

Easily accommodating a large family dining table and having a UPVC door leading to the sun room.

SUN ROOM

8'5 x 5'7 (2.57m x 1.70m)

A pleasant space to enjoy the summer sun having a UPVC window enjoying views over the rear garden and a door leading out.

KITCHEN

15'9 x 7'02 (4.80m x 2.18m)

Fitted with an ample range of oak effect wall , floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. There is an electric cooker with ceramic hob , there is space for a fridge and plumbing for an automatic washing machine. The room has space for a small dining room table . There is a two UPVC windows bieng dual aspect having one to the rear and the other to the side and a door leading to the side of the property.

FIRST FLOOR LANDING

Leading to all three bedrooms , bathroom and separate WC.

BEDROOM ONE

15'00 x 9'02 (4.57m x 2.79m)

A generous master bedroom , having a UPVC bay window to the front aspect.

BEDROOM TWO

11'10 x 9'5 (3.61m x 2.87m)

A further double room , this time having a UPVC window overlooking the rear aspect.

BEDROOM THREE

9'4 x 6'10 (2.84m x 2.08m)

A sizeable single room , having a UPVC window overlooking the front aspect.

BATHROOM

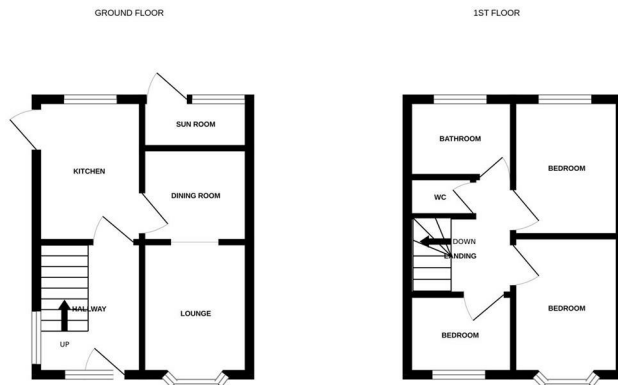
Fitted with a white suite to include a panelled bath with over the bath electric shower , there is a pedestal hand basin and UPVC window to the rear.

SEPARATE WC

Fitted with a low level WC.

EXTERNALLY

There is a garden to the front which is designed for ease of maintenance being gravelled with shrubs and bushes to add interest throughout the seasons with off street parking. Side access leading to the rear garden which again is designed for ease of maintenance with patio and a garage with up and over door.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 have not been tested and no guarantee is made regarding their condition.

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.

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.

