



31 ALDBROUGH WALK, DARLINGTON, DL1 4TT

Offers In The Region Of £84,950

Immaculately presented, and tastefully decorated throughout. Spacious Three Bedroom Mid-link Residence. Boasting, Garage and Gardens. Situated in the popular Eastbourne Area of Darlington with easy access to local amenities, schooling and transport links.



We have great pleasure in offering for sale this Three Bedroom Mid-Link residence boasting spacious family accommodation, gardens and garage.

Situated within the popular Eastbourne Area of Darlington and having access to local schooling, amenities and transport links, including Darlington Train Station. The property would make an ideal first time buy, or indeed well placed for the investor looking for a buy to let property within a convenient area.

The spacious family accommodation would make an excellent first time buy, or indeed attract the investor looking for a buy to let property in good order and in a convenient location.

Warmed by Gas Central Heating and with Benefit of Double Glazing, the accommodation briefly comprises of Entrance Porch, Open Plan Lounge/Diner, Kitchen with Black Gloss Units, Rear Hallway with tiled flooring, useful study area and two storage cupboards.

To the first floor there is a landing area with airing cupboard which houses the central heating boiler, and access to the attic area. There are Three Bedrooms and the family Bathroom/WC has been refitted with a white suite with mains led shower and screen.

Externally the front garden is open plan and laid to lawn. The rear garden is enclosed by fencing, and is designed for ease of maintenance being paved. There is single gate leading to the rear of the property. There is a personal door from the rear garden leading to the detached pre-fabricated GARAGE, which measures 17'10" x 9'04" and has electricity, lighting and up and over door.

HALLWAY

UPVC door and laminate flooring.

LOUNGE/DINER

9'02" x 22'08" (2.79m x 6.91m)

Spacious, open plan living area. Two windows to the front aspect. Tastefully decorated with feature fireplace and radiator cabinet.

KITCHEN

8'07" x 8'06" (2.62m x 2.59m)

UPVC window to the rear aspect. Refitted with a range of Cream Matte units and complimentary wood effect work preparation surfaces. Stainless Steel sink unit, integrated electric oven and electric hob, extractor fan and plumbing for an automatic washing machine. Finished with attractive black gloss brick bond tiling and a ceramic tiled floor.

REAR PORCH

UPVC door and laminate flooring.

FIRST FLOOR

BEDROOM ONE

13'3" x 9'05" (4.04m x 2.87m)

Spacious double bedroom with UPVC window over looking the front aspect.

BEDROOM TWO

9'03" x 7'08" (2.82m x 2.34m)

UPVC window to front aspect

BEDROOM THREE

6'09" x 10'01" (2.06m x 3.07m)

UPVC window to rear aspect.

BATHROOM

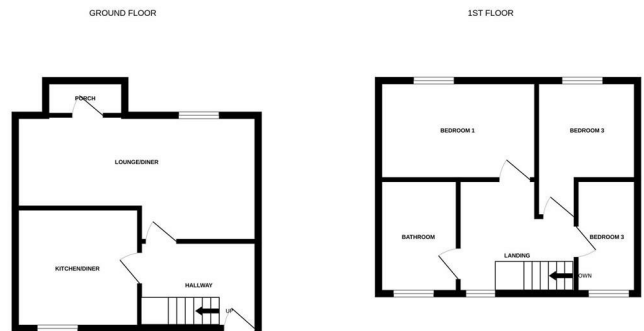
Refitted with a white suite comprising of Safety Panel Bath with Mains led shower and screen, WC and Handbasin. Fully tiled with attractive ceramic tiling.

EXTERNALLY

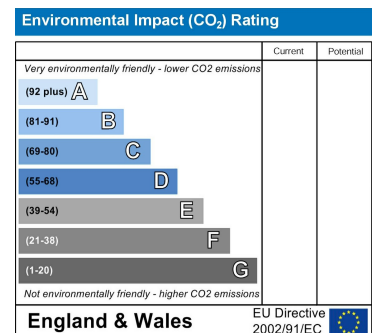
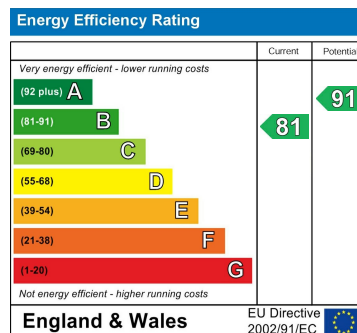
The front garden is open plan, being laid to lawn and leading onto pedestrian walkway.

The rear garden is enclosed by fencing and has been designed for ease of maintenance being paved throughout. There is a single gate which allows for access to the rear of the property.

There is a personal door from the rear garden leading into the detached pre-fabricated GARAGE, which has electric sockets and lighting,



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, contents 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 for any prospective purchaser. The architect, surveyor and appliances shown have not been tested and no guarantee is made with respect to electricity, gas or plumbing.



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.

