



## **31 SHEARWATER AVENUE, DARLINGTON, DL1 1DH**

**Offers In The Region Of £139,950**

We have pleasure in offering this **THREE BEDROOM** semi offers spacious open plan living accommodation. Situated on a **CORNER PLOT** which allows for generous **GARDENS** to the front, side and rear. In addition there is a **DRIVEWAY** and **SINGLE GARAGE**.



Eastbourne is conveniently placed within walking distance of Darlington Town centre and Yarm Road Retail Park where you will find a host of amenities including shops, restaurants and leisure facilities. The property is ideally situated for accessing local schools. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

TENURE: FREEHOLD

COUNCIL TAX : B

**ENTRANCE HALLWAY**

Having a UPVC entrance door which opens into the reception hallway which has the staircase leading to the first floor and access into the Lounge and Kitchen.

**LOUNGE**

**12'5 x 10'4 (3.78m x 3.15m)**

A spacious reception room having a UPVC window to the front aspect , there is access into the dining room.

**DINING ROOM**

**12'4 x 8'10 (3.76m x 2.69m)**

Easily accommodating a large family dining table having sliding doors leading to the rear garden and access into the Kitchen.

**KITCHEN**

**10'08 x 7'06 (3.25m x 2.29m)**

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. There is space for a fridge freezer, cooker and plumbing for an automatic washing machine. The room has a UPVC window to the side.

**FIRST FLOOR LANDING**

Leading to all three bedrooms and bathroom/wc.

**BEDROOM ONE**

**13'00 x 9'11 (3.96m x 3.02m)**

A spacious master bedroom having a UPVC window to the front aspect.

**BEDROOM TWO**

**10'08 x 10'00 (3.25m x 3.05m)**

Again, a further double bedroom, this time having a UPVC window to the rear.

**BEDROOM THREE**

**10'00 x 6'5 (3.05m x 1.96m)**

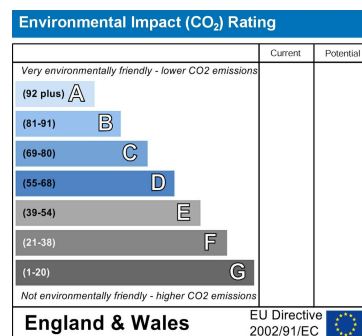
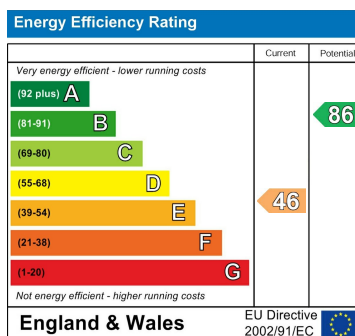
A sizeable single room having a UPVC window to the front aspect.

**BATHROOM/WC**

Fitted with a white suite to include a panelled bath with chrome hand held shower mixer , the hand basin is situated within a handy vanity storage unit and there is a low level WC. There is a UPVC window to the rear.

**EXTERNALLY**

The property sits on a corner plot with mainly laid to lawn garden to both the front and side , the rear garden has a paved patio seating area. There is a single garage and driveway for off street parking.



**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.

