

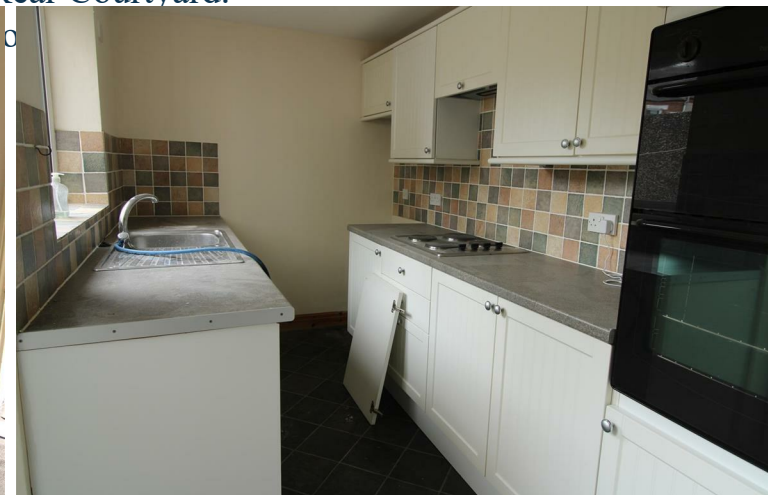


## **47 BEACONSFIELD STREET, DARLINGTON, DL3 6EP**

### **Offers In Excess Of £70,000**

We offer for sale this two bedroomed mid terraced property comes to the market and is located on the popular Denes area of Darlington within a short distance of local amenities including Cockerton Village, Memorial Hospital and schools.

In brief the property comprises : Entrance Vestibule, Lounge, Dining Room, Kitchen, Bathroom, Two Bedrooms, Rear Courtyard.



### ENTRANCE VESTIBULE

The entrance door opens into the entrance vestibule which in turn opens into the Lounge.

### LOUNGE

14'6 x 12'01 (4.42m x 3.68m)

A spacious reception room having a UPVC window to the front aspect and gas fire.

### DINING ROOM

12'01 x 9'03 (3.68m x 2.82m)

Easily accommodating a large family dining table with a UPVC window to the rear and access into the kitchen.

### KITCHEN

11'04 x 7'01 (3.45m x 2.16m)

Fitted with an ample range of white wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit , The room has a UPVC window to the side and a door leading out.

### FIRST FLOOR LANDING

### BEDROOM ONE

13'10 x 12'01 (4.22m x 3.68m)

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

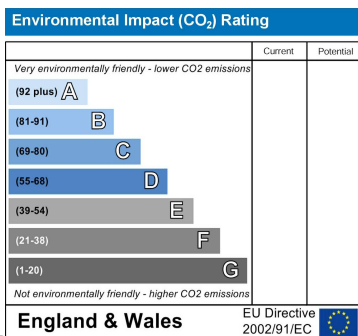
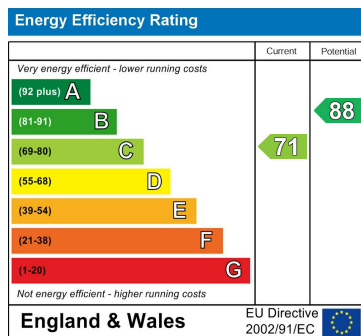
### BEDROOM TWO

8'3 x 7'4 (2.51m x 2.24m)

A sizeable single room having a UPVC window to the rear.

### BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath electric shower , pedestal hand basin and low level WC. The room has a UPVC window to the rear.



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.

