



Ann Cordey
ESTATE AGENTS

42 Harris Street, Darlington, DL1 4JA
Offers In Excess Of £115,000



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This mature two-bedroom semi-detached is offered for sale with no onward chain, and is sure to have great appeal in today's market.

Have been well maintained, the property boasts a superb upgraded kitchen and modern bathroom. The lounge is of a good size and there are two double bedrooms.

Outside, you'll find a large established rear garden, ideal for enjoying the outdoors during the warmer months. The property also features a larger than average brick-built garage, and off street parking.

Located in the popular Eastbourne area, you'll have easy access to local shops, schools, and regular bus routes. Excellent transport links are also within reach, making commuting a breeze.

Don't miss out on the opportunity to own this well-maintained and inviting home in Darlington. Contact us today to arrange a viewing.

Warmed by gas central heating and being fully double glazed, there is also a PIV (primary input ventilation unit). The property is in ready to move into order, but would benefit from cosmetic updating.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

A smart composite entrance door opens into the reception hallway, which has the stairs immediately to the first floor and leads to the lounge and the kitchen/diner.

LOUNGE

15'1" x 12'9" (4.61 x 3.89)

A welcoming reception room with a walk in bay window to the front aspect. the feature fireplace is a focal point of the room with a living flame gas fire to cast a cosy glow.

KITCHEN/DINER

15'2" x 8'7" (4.63 x 2.64)

Well planned and fitted with a quality range of cream, wall, floor and drawer cabinets with complimenting work surfaces with stainless steel sink unit. The integrated appliances include an electric oven, gas hob with a wood effect splashback wall panelling making an attractive feature. There is a tiled effect laminate floor and a useful walk in, understairs storage cupboard.

The room can accommodate a dining table and has a window to the rear and a door leading out the to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

14'11" x 11'2" (4.56 x 3.42)

The principal bedroom of the home is a generous double bedroom, overlooking the front aspect and having a large range of fitted wardrobes with dressing table and a built in storage cupboard.



BEDROOM TWO

9'10" x 8'11" (3.01 x 2.74)

A further good sized room, this time overlooking the gardens to the rear. The built in cupboard is shelved and houses the combi central heating boiler.

BATHROOM/WC

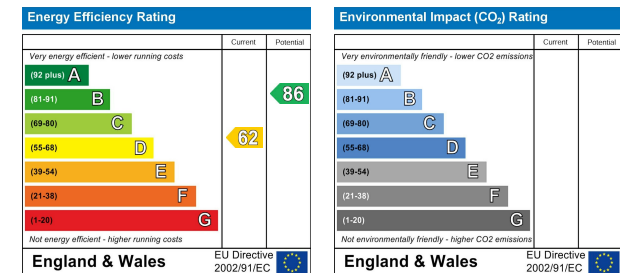
Comprising of a modern white suite, with tiled panelled bath with over head electric shower, pedestal hand basin and WC. The room is finished in neutral ceramic tiles and has a window to the rear.

EXTERNALLY

The property sits in gardens to both the front and rear. Both are well established with an abundance of flowering plants and shrubs to provide colour and interest throughout the seasons. A paved, shared driveway leads down through wrought iron gates to a brick built garage which is larger than average (measuring 6.46m x 2.77m). With a roller door, light and power. The garage also has a window and a personnel door to the rear garden.

The rear garden is of a good size and offers various areas of interest. A paved patio seating area is immediately to the rear of the property with a pathway leading past a lawn edged with mature borders. Towards the rear of the garden there are raised vegetable plots along with a greenhouse.

The original coal house and outside WC have quality UPVC doors fitted allowing for secure storage and there is plumbing for an automatic washing machine.



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.



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