



9 TARANSAY WALK, DARLINGTON, DL1 3QH
Offers In The Region Of £115,000

Located within the popular Whinfield area of Darlington, we offer for sale this deceptively spacious **THREE BEDROOM** property which benefits from front forecourt and rear garden.

The internal layout briefly comprises entrance hallway with useful storage cupboard, ground floor w/c, kitchen/breakfast room and spacious living room to the rear. To the first floor there are three double bedrooms, bathroom/WC. The property is situated alongside Darlington golf course and has woodland areas nearby. The property is available with **NO ONWARD CHAIN**.



The property is located in the popular Whinfield area with excellent local schools, doctors surgery, pharmacy and ASDA supermarket nearby. There are regular bus services and excellent transport links to the A66 and A1M, both North and South. Darlington's town centre is not too far away. Viewing is highly recommended.

RECEPTION HALLWAY

The UPVC entrance door opens into the reception hallway which has access into the Lounge and Kitchen. There is a understairs storage cupboard and downstairs WC with basin, the staircase leading to the first floor is situated here.

CLOAKS WC

Fitted with a low level WC and hand basin.

LOUNGE

20'04 x 10'09 (6.20m x 3.28m)

An excellent size lounge with sliding doors leading to the rear garden.

KITCHEN/DINER

12'02 x 10'01 (3.71m x 3.07m)

Fitted with an ample range of oak effect wall, floor and drawer cabinets with complimentary worksurfaces and stainless steel sink unit. The integrated appliances include an electric oven and electric hob with extractor hood. There is space for a fridge/freezer and dishwasher with plumbing for an automatic washing machine. The room can easily accommodate a dining table with a UPVC window to the front.

FIRST FLOOR LANDING

Leading to three double bedrooms and bathroom/wc.

BEDROOM ONE

14'01 x 10'05 (4.29m x 3.18m)

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

BEDROOM TWO

11'02 x 9'08 (3.40m x 2.95m)

A further double room, with a UPVC window to the rear aspect.

BEDROOM THREE

10'06 x 7'01 (3.20m x 2.16m)

A sizeable room having a UPVC window to the front.

BATHROOM/WC

Fitted with a white suite to include a corner panelled bath with pedestal hand basin and low level WC. the room has a UPVC window to the front aspect.

EXTERNALLY

The garden to the rear is mainly laid to lawn with a timber gate leading to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as the only basis for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the ages.
Made with floorplan 12/2024

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	
		67	80

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.

