



Ann Cordey
ESTATE AGENTS

50 Gate Lane, Low Coniscliffe, Darlington, DL2 2JY

£372,000



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A charming Four Bedroomed Detached Property is available for sale. The property offers versatile family accommodation over two floors and boasts a stunning rear Garden which extends all the way to the River Tees.

Situated within the Village of Low Coniscliffe which sits just outside of Darlington and has easy access to the transport links to the A1M and A66. There are easily accessed country walks also on the doorstep.

Internally the property comprises: Reception Hallway, Ground Floor WC, Spacious Lounge, Dining Room, Modern Kitchen, Utility, Integral Garage.

To the First Floor there are Four Generously sized Bedrooms and the family Shower Room.

Warmed by Oil fired central heating and with the benefit of double glazing.

TENURE: FREEHOLD

COUNCIL TAX: F

HALLWAY

Welcoming Hallway with access to the Ground Floor WC, Lounge Utility room and Staircase to the first floor with understairs cupboard.

GROUND FLOOR WC

A useful addition to any home, with wc handbasin and window to the front aspect.

LOUNGE

20'09 x 12'02 (6.32m x 3.71m)

Extremely spacious formal Lounge with feature fireplace and open coal fire at the heart. The Room has a window to the front aspect and double oak doors leading to the Dining Room.

DINING ROOM

12'11 x 11'10 (3.94m x 3.61m)

The Dining room enjoys uninterrupted views over the stunning rear garden through double French doors and provides enough space for a formal dining table.

KITCHEN

13'1 x 12'11 (3.99m x 3.94m)

Contemporary cream gloss kitchen, a sleek and sophisticated space designed for both style and functionality. The high-gloss cabinetry is complemented by polished countertops that provide ample workspace. There is also a matching built in breakfast bar. The Kitchen benefits from integrated appliances. Views of the rear Garden can also be enjoyed from this space.

UTILITY

12'2 x 7'6 (3.71m x 2.29m)

Useful space just off the Kitchen with plumbing for washing machine, stainless steel sink unit and door leading out to the side.

FIRST FLOOR



BEDROOM ONE

10'06 x 10'02 (3.20m x 3.10m)

The master Bedroom is situated to the rear of the property and benefits from built in wardrobes and a window to the rear aspect.

BEDROOM TWO

12'00 x 9'09 (3.66m x 2.97m)

Bedroom Two is another generous double and has a window to the front aspect and plenty of room for bedroom furniture.

BEDROOM THREE

13'2 x 7'5 (4.01m x 2.26m)

Situated to the rear of the property and with a window overlooking the rear.

BEDROOM FOUR

13'00 x 7'00 (3.96m x 2.13m)

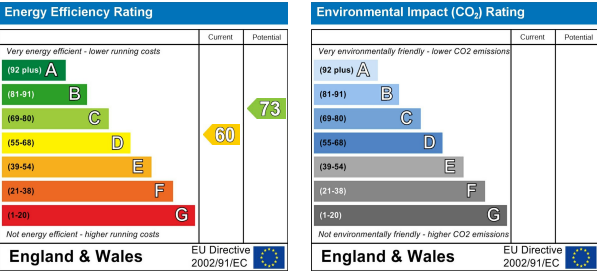
Currently used as a home office, versatile room with window overlooking the front.

SHOWER ROOM/WC

The shower room has been re-fitted to include a walk in shower cubicle with rainfall shower, vanity unit with built in wc and handbasin as well as a chrome heated towel rail and window to the side.

EXTERNALLY

Externally to the front the property benefits from an abundance of space for off street parking and a gravelled area with border. The rear of the property is simply stunning! with layered patios providing a range of different seating areas. The lawn continues down to the River Tees, with the property benefitting from an access gate directly out to the river walk, ideal for those keen on country walks.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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