



36 CARTMELL TERRACE, DARLINGTON, DL3 6QN

Offers In Excess Of £70,000

Situated in the popular denes area of Darlington this TWO BEDROOMED mid-terraced residence offers generous accommodation with lounge, separate dining room, kitchen and bathroom/WC to the ground floor. To the first floor there are two double bedrooms and a second, convenient WC.

The property is available with no onward chain and is in liveable condition whilst offering the potential to update, improve and make the home your own.



The location within the Denes area of Darlington is ideally placed for the local school and shops of the area. There are regular bus services and ease of access to Darlington town centre, Cockerton Village and through the bridge at Whesoe Road for Morrisons Supermarket and the retail park at North Road. There are also good road links towards the AIM.

The property has been a much loved home for a number of years and will suit a host of buyers. The courtyard to the rear is enclosed, and attracts a great deal of the summer sunshine and is a lovely spot to soak up the best of the weather, a single gate leads into the rear service lane.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE

UPVC entrance door opens into the entrance vestibule which in turn leads into the lounge.

LOUNGE

13'6" x 12'7" (4.14 x 3.86)

The first of two reception rooms with a UPVC window to the front aspect. There is a feature fireplace to the chimney breast with a gas fire to cast a cosy glow. A built in cupboard to the alcoves houses the utility meters. A door lead through to the staircase to the first floor and to the dining room.

DINING ROOM

13'5" x 7'5" (4.09 x 2.27)

A good sized reception room with French Doors opening into the rear courtyard. There is a practical laminate floor and useful under stairs storage cupboard. The room is open plan to the kitchen.

KITCHEN

11'2" x 6'3" (3.41 x 1.93)

The kitchen is fitted galley style with white gloss, wall, floor and drawer units with matching work surfaces and stainless steel sink unit, The electric cooker, freestanding fridge/freezer and washing machine are also included in the sale. The room has a window to the side aspect, tiled floor and a door leading to the rear hallway.

REAR HALLWAY

With a UPVC door leading out to the rear courtyard, There is also a door leading to the bathroom/WC.

Bathroom/WC

Comprising of a white suite with a panelled bath with electric over the bath shower and screen. There is also a pedestal hand basin and WC. the room has been finished with tiling and has a window to the side.

FIRST FLOOR

BEDROOM ONE

13'3" x 12'5" (4.05 x 3.81)

The principal bedroom of the home is a generous double bedroom over looking the front aspect and having a handbasin within vanity unit.

BEDROOM TWO

10'7" x 10'4" (3.24 x 3.15)

A further good sized bedroom, this time over looking the rear aspect. There is a handbasin within the converted built in cupboard space. There is also access to the attic area from this bedroom. Access is via a pull down ladder, and the attic is boarded with a light.

SEPARATE WC

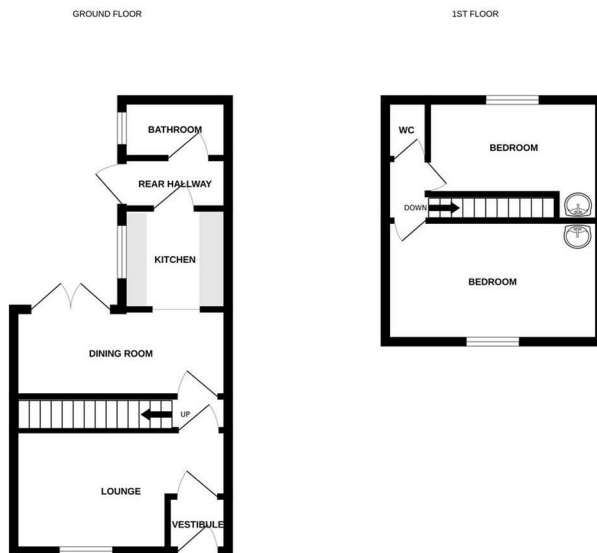
A convenient WC with window to the rear.

EXTERNALLY

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.

The courtyard to the rear is enclosed with a painted wall and astro turf. There is an outside water tap and a single gate to the service lane. The area catches a great deal of the summer sunshine and is a pleasant space.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, fixtures, fittings and appliances have not been taken with any degree of precision. This plan is for illustrative purposes only and should not be relied on for any legal or prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropen 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

