



Ann Cordey
ESTATE AGENTS

11 Flamingo Close, Darlington, DL1 1DW
Offers In The Region Of £145,000



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Situated in a cul-de-sac location within the Eastbourne area of Darlington we offer for sale, with no onward chain, a spacious THREE BEDROOMED semi-detached residence.

Whilst cosmetic updating is required in some areas, the property is immaculately presented and is in ready to move into and boasts a modern white gloss kitchen with appliances.

The open plan lounge diner offers generous living space and all of the three bedrooms are well proportioned with two double bedrooms and a good sized single room. The bathroom has been adapted for convenience and offers wet room facilities with an electric shower.

Externally the property sits in well established gardens to the front and rear and there is a driveway for off street parking.

The location is very convenient for the local shops and supermarkets of the area and there is also a local retail shopping park close by. Regular bus services are on hand along with excellent transport links to the A66 and A1M. Local schools and a park and green space are all within walking distance and Darlington's train station is not too far away.

Warmed by gas central heating and being fully double glazed.

TENURE: Freehold

COUNCIL TAX: B

ENTRANCE PORCH

Sliding patio doors open into the entrance porch which has wooden entrance door opening into the reception hallway.

RECEPTION HALLWAY

The reception hallway is a welcoming space leading to the lounge, dining area ,kitchen and staircase to the first floor . There is also a handy under stairs storage cupboard.

LOUNGE

13'3" x 10'5" (4.04 x 3.20)

The lounge is of a good size having a bay window to the front aspect. There is a feature fireplace with electric fire to the chimney breast and sliding doors opening to the dining area.

DINING ROOM

11'2" x 9'1" (3.42 x 2.78)

Easily accommodating a family dining table with a window to the rear aspect.

KITCHEN

10'5" x 7'6" (3.18 x 2.30)

The galley style kitchen is fitted with a range of white gloss, wall, floor and drawer cabinets which are complimented by the warmth of walnut wood effect work surfaces with ceramic sink. The integrated appliances include an electric oven and gas hob, fridge freezer, dish washer and washing machine. The wall mounted central heating boiler is also situated here. The room has a window to the side and a UPVC door opening into a rear porch.



REAR PORCH

15'4" x 9'4" (4.69 x 2.86)

A handy addition to the home a great storage space and allows for shoes and coats and to take the wear and tear out of the kitchen floor area. UPVC framed with a quality easy maintained floor and a upvc door to the rear garden.

FIRST FLOOR

LANDING

The landing has a window to the side aspect and leads to all three bedrooms and the shower room/wet room and WC. There is access to the attic area which is insulated.

BEDROOM ONE

13'8" x 10'2" (4.17 x 3.12)

A well proportioned master bedroom having a full range of fitted wardrobes and over looking the front aspect.

BEDROOM TWO

11'11" x 10'5" (3.65 x 3.19)

A further double bedroom this time over looking the rear aspect and having a built in storage cupboard.

BEDROOM THREE

11'1" x 6'10" (3.38 x 2.09)

A good sized single bedroom with a window to the front aspect and over the stairs storage cupboard.

SHOWER ROOM/WET ROOM

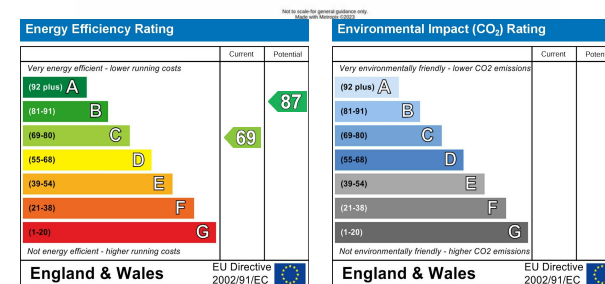
Adapted to wet room facilities with electric shower, pedestal hand basin and WC. There are ceramic tiled surrounds and a window to the rear aspect.

EXTERNALLY

The property sits in well established gardens to the front and rear. With the front having an abundance of flowering plants and shrubs. The paved driveway allows for off street parking and leads down to the rear garden. The rear garden has been designed for ease of maintenance with paved area enclosed by established borders, again with mature plants and shrubs and two beautiful holly trees. There is also a greenhouse and convenient water tap.



GROUND FLOOR



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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