

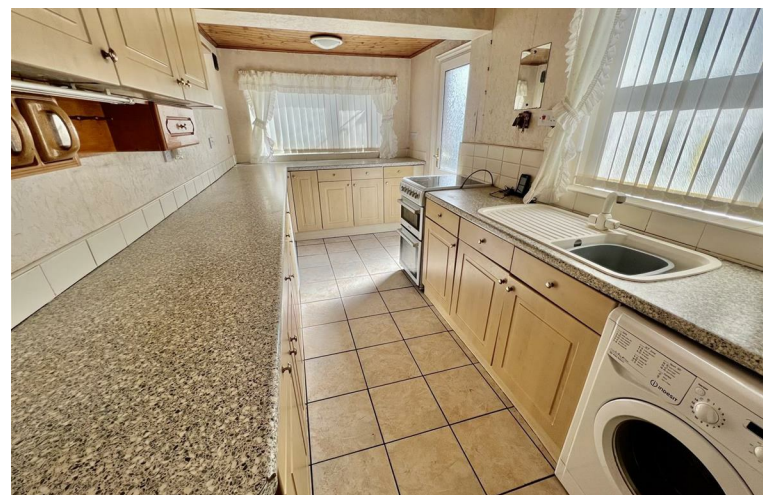


52 MARINA ROAD, DARLINGTON, DL3 0AN

Offers In The Region Of £130,000

A mature **THREE BEDROOMED** semi-detached residence situated in the Harrowgate Hill area of Darlington and available with no onward chain. The property is spacious throughout with two reception rooms and a small extension to the kitchen maximising the space.

To the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear and also a single **GARAGE**.



Warmed by gas central heating and being fully double glazed the property offers a new owner the potential to add their own style and personality to the home.

The property is situated in the popular Harrowgate Hill area of Darlington and is conveniently placed for local shops, supermarkets and schools. There are also excellent transport links to the A1M both north and south.

TENURE: Freehold
COUNCIL TAX: B

ENTRANCE HALLWAY

The entrance door opens into the reception hallway which has the staircase leading to the first floor and access into the Kitchen and Lounge/Diner.

LOUNGE
11'7" x 18'0" (3.55 x 5.51)

A spacious reception room having a UPVC bay window to the front aspect and a electric feature fire to cast a cosy glow when needed. The room is open plan to the dining area.

DINING ROOM
9'6" x 9'11" (2.92 x 3.04)

Easily accommodating a large family dining table and having UPVC sliding doors leading to the rear garden.

KITCHEN
7'4" x 15'10" (2.25 x 4.84)

Having being extended and fitted with an ample range of oak effect wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. There is space for an electric cooker and plumbing for a automatic washing machine. The room has two UPVC windows and a door leading to the side.

FIRST FLOOR LANDING
Leading to all three bedrooms and shower room/wc.

BEDROOM ONE
13'11" x 10'6" (4.25 x 3.21)

A generous master bedroom having a UPVC bay window to the front aspect.

BEDROOM TWO
12'5" x 10'2" (3.79 x 3.10)

A further double bedroom, this time having a UPVC window to the rear.

BEDROOM THREE
6'11" x 9'7" (2.11 x 2.93)

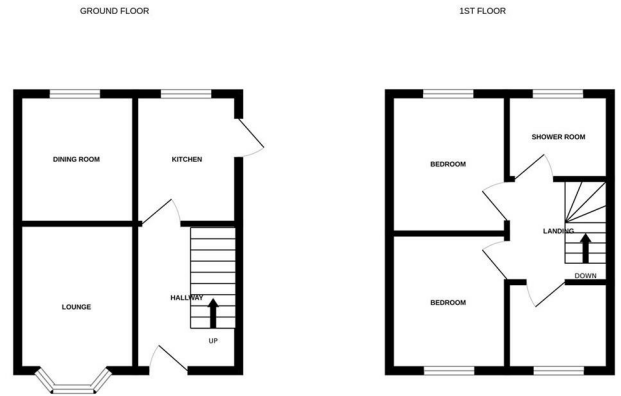
A sizeable single room , having a UPVC window to the front aspect.

SHOWER ROOM / WC
Fitted with a white suite to include a walk in shower cubicle with mainsfed shower and screen, there is a pedestal hand basin and low level WC. The room has a UPVC window to the rear. There is a cupboard that houses the central boiler.

EXTERNALLY

The garden to the front has been paved and enclosed by a small brick built wall with wrought iron gates.

To the rear , the garden is mainly laid to lawn having a paved patio seating area and brick built Garage which measures (5.12m x 2.86m) and has light and power with access into the rear service lane.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, elevations and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied on for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years. Made with Metaplan 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(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
(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.

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