



46 BENSAM ROAD, DARLINGTON, DL1 3DG

Offers In Excess Of £140,000

Tastefully decorated and immaculately presented, we are excited to offer for sale this **TWO BEDROOM SEMI DETACHED** property, situated in the ever popular Harrowgate Hill area of Darlington close to local amenities and transport links.

This property makes for the ideal starter home for first time buyers, with modern Kitchen and Bathroom as well as a recently re-fitted roof.



HALLWAY

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

LOUNGE

13'9" x 12'8" (4.20 x 3.87)

A light and bright spacious reception room having a UPVC bay window to the front aspect.

KITCHEN/DINER

13'6" x 13'8" (4.13 x 4.18)

Fitted with an ample range of cream wall, floor and drawer cabinets with complimentary work surfaces and textured steel sink unit. The integrated appliances include a electric oven , gas hob with stainless steel extractor hood and there is plumbing for an automatic washing machine. There is a breakfast bar for informal dining and a handy under stairs utility/storage space.

FIRST FLOOR

Leading to both bedrooms and bathroom/WC.

BEDROOM ONE

13'6" x 10'9" (4.14 x 3.29)

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

BEDROOM TWO

8'2" x 9'1" (2.49 x 2.78)

A further good size room having built in sliding mirrored wardrobes.

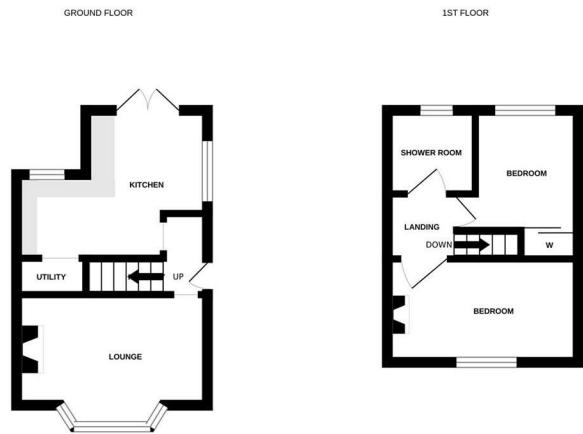
BATHROOM/WC

Fitted with a white suite to include a corner shower cubicle with mains fed shower , the hand basin is situated within a handy vanity storage unit and low level WC. There is a UPVC window to the rear of the property.

EXTERNALLY

The front of the property is enclosed by a small brick built wall and designed for ease of maintenance being pebbled.

To the rear , the garden is mainly laid to lawn with handy brick built storage shed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with MetrePro 10/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 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.

