



154 Woodland Road, Darlington, County Durham, DL3 9LS
Offers In The Region Of £360,000

Ann Cordey
ESTATE AGENTS



154 Woodland Road, Darlington, County Durham, DL3 9LS

Nestled on the charming Woodland Road in Darlington, this semi-detached house built in the 1924 is a true gem waiting to be discovered. Stepping inside, you'll be greeted by the allure of original period features that add character and charm to this delightful property.

With three reception rooms, including a lounge, dining room, and breakfast room, there's ample space to entertain guests or simply relax with your loved ones. The property boasts four generous bedrooms, offering plenty of room for a growing family or visiting guests.

The bathroom ensures convenience for daily routines, while the beautiful front and rear gardens provide a tranquil outdoor space to enjoy the fresh air and perhaps indulge in some gardening.

Situated in a desirable location, within walking distance to both the Town Centre and Cockerton.

RECEPTION HALLWAY

Allowing access to the Lounge, Dining Room, Kitchen and Breakfast room. There is also a cloaks/wc and staircase to the first floor.

CLOAKS/WC

With WC.

LOUNGE

14'11 x 13'10 (4.55m x 4.22m)

The Lounge is situated to the front of the property and benefits from a large bay window overlooking the front gardens.

DINING ROOM

14'11 x 10'08 (4.55m x 3.25m)

The Dining Room is also situated to the front of the property and is generous in size, allowing ample space for a large dining table. There is also double doors leading out onto the front Garden,

BREAKFAST ROOM

12'06 x 10'07 (3.81m x 3.23m)

The breakfast room is situated to the rear of the property and can be accessed via the Kitchen.

KITCHEN

11'07 x 7'04 (3.53m x 2.24m)

The Kitchen is fitted with a range of wall floor and drawer units, contrasting work surfaces. There is an electric oven and gas hob, sink unit and space for slimline dishwasher. leading to the Utility.

UTILITY

14'03 x 6'00 (4.34m x 1.83m)

Useful Utility space with plumbing for automatic washing machine and dryer, there is also housing for gas central heating boiler.

FIRST FLOOR

BEDROOM ONE

14'11 x 12'04 (4.55m x 3.76m)

The first of the generous double bedrooms, with window overlooking the front aspect.



BEDROOM TWO**13'10 x 11'09 (4.22m x 3.58m)**

A further double bedroom with window to the the front aspect.

BEDROOM THREE**12'01 x 11'11 (3.68m x 3.63m)**

With window to the rear aspect.

BEDROOM FOUR**11'01 x 6'04 (3.38m x 1.93m)**

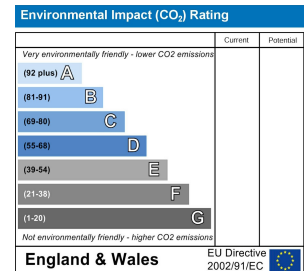
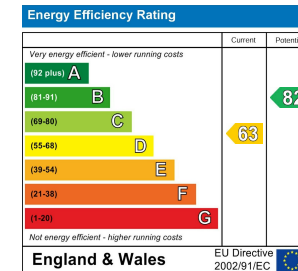
With window to the side aspect. Currently used as an office but with ample space for bedroom furniture.

BATHROOM

The Bathroom is extremely generous in size and accommodates both free standing bath and a walk in shower cubicle, as well as two handbasin's .

SEPARATE WC

Separate to the bathroom a useful WC.

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.



13 Duke Street, Darlington, County Durham, DL3 7RX
 Tel: 01325 488433
 Email: sales@anncordey.com
 www.anncordey.com



