



Ann Cordey
ESTATE AGENTS

27 Wallington Drive, Darlington, DL1 2FA
Offers In Excess Of £185,000



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This spacious THREE BEDROOMED residence has immediate kerb appeal being double fronted and occupying a generous plot with enclosed gardens to the side and rear and two off street parking spaces.

Owned from new by the current vendors and enjoying the remainder of the NHBC guarantee. The property is stylishly presented and in immaculate condition and will make a wonderful home for a number of buyers. The whole of the accommodation is light and bright with the reception room and kitchen being dual aspect. All three bedrooms are of a good size with the master bedroom benefitting from en-suite facilities.

The location is very convenient having ease of access to the local schools and shops of the area. There are regular bus services and excellent transport links.

The property is warmed by gas central heating and is fully double glazed and has a current EPC rating as B.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

A smart composite entrance door opens into the spacious hallway which has the staircase to the first floor, a useful storage cupboard and access to the cloaks/wc, kitchen/diner and lounge. A practical and stylish LVT runs throughout the ground floor.

CLOAKS/WC

White modern WC and hand basin.

LOUNGE

17'11" x 9'10" (5.48 x 3.02)

The welcoming reception room is of a good size and is light and bright with windows to the side and front aspect the LVT floor has continued from the hallway and the room is well presented.

KITCHEN & DINER

16'7" x 10'3" (5.07 x 3.14)

A well proportioned room with an ample range of white gloss, wall, floor and drawer cabinets with integrated appliances. The white cabinets are complimented with grey worksurfaces and a textured sink. The integrated appliances include an electric oven and hob with extractor hood. There is also plumbing for an automatic washing machine and space for a large freestanding fridge/freezer.

The room can easily accommodate a dining table and is also dual aspect with a window to the front aspect and French doors opening onto the the rear garden.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the family bathroom/wc. There is also access to the attic area which has a pull down ladder.

BEDROOM ONE

12'1" x 10'7" (3.70 x 3.24)

The principal bedroom of the home is a sizeable double bedroom overlooking the front aspect and enjoying en-suite facilities.



ENSUITE

With a large walk in shower cubicle with electric shower, pedestal hand basin and WC. There is a window to the front aspect.

BEDROOM TWO

9'11" x 9'10" (3.04 x 3.00)

A second double bedroom also overlooking the front aspect and having a built in storage cupboard.

BEDROOM THREE

8'3" x 7'0" (2.53 x 2.15)

A well proportioned single bedroom which has been fitted with hanging and drawer space and currently being used as a dressing room. There is a window to the side aspect.

BATHROOM/WC

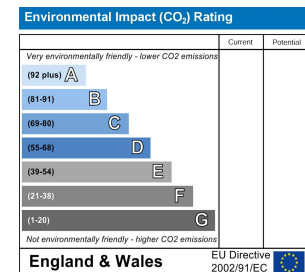
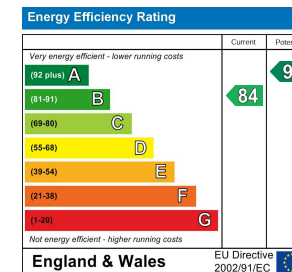
With panelled bath with shower and screen, there is a pedestal hand basin and low level wc. The room has tiled surrounds.

EXTERNALLY

The property occupies a pleasant position within front and rear gardens. The front garden is mainly laid to lawn and enclosed by wrought iron railing and laurel hedging, there are gravelled borders to the side of the entrance door and along the rear fence. The rear garden is enclosed by fencing and again mainly laid to lawn with a paved patio seating area and a further paved hardstanding for refuse bins and a metal bike store. A single gate to the rear of the garden leads directly onto the two parking spaces.



*This energy efficient has been rated to ensure the accuracy of the Energy Performance Certificate. Measurements of fabric, windows, doors and roof have been approximated where measurements are taken to ensure compliance with minimum standards. These figures are approximate and should not be used for any other purpose. The Energy Performance Certificate is a guide to the energy efficiency of a property and is not a guarantee of energy efficiency. For more information on energy efficiency, visit www.gov.uk/energy-efficiency.



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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