



*Ann Cordey*  
ESTATE AGENTS

**1 Castlebay Court, Darlington, DL1 3RF**  
**Offers In The Region Of £155,000**



# 1 Castlebay Court, Darlington, DL1 3RF

IDEAL FIRST TIME BUY! This immaculately presented TWO BEDROOM SEMI DETACHED PROPERTY has been upgraded to the highest of standards by the current owners.

With a Lounge, kitchen/diner, two bedrooms, and a well-appointed modern bathroom, this home offers a comfortable and inviting living space for you to enjoy. The beautiful rear garden is a true gem, complete with a delightful summerhouse where you can unwind all year round.

Convenience is key with a garage for your vehicle and off-street parking for your two cars. Don't miss out on the opportunity to make this lovely property your own!

## ENTRANCE PORCH

Opening into the Kitche/Diner.

## KITCHEN/DINER

15'06 x 15'00 (4.72m x 4.57m )

Extremely well thought out room, which has been altered from standard by the current owners. The Kitchen is a high quality matte effect and has contrasting work surfaces, there is a useful island which can be used for dining, as well as an integral fridge.

## LOUNGE

14'10 x 11'00 (4.52m x 3.35m )

Well appointed Lounge with double glazed sliding doors leading to the rear Garden, as well as wall hanging electric fire.

## FIRST FLOOR

### BEDROOM ONE

15'5" x 8'5" (4.72m x 2.59m )

The master bedroom is situated to the front of the property and is a generous double.

### BEDROOM TWO

11'08 x 8'07 (3.56m x 2.62m )

Situated to the rear, the second bedroom is generous in size.

## SHOWER ROOM/WC

Refitted with a modern double walk in shower unit, wall hanging handbasin with vanity storage unit, low level wc and wall hanging storage cupboard. There is stylish flooring throughout.

## EXTERNALLY

Externally the property is situated on a large plot, with off street parking to the front as well as access to the Garage. To the rear there is a beautifully presented and well maintained rear garden, with decked area, AstroTurf lawn and summerhouse with light and power.

GARAGE SIZE - 15'10 X 8'02





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.



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