



Ann Cordey
ESTATE AGENTS

5 Smithfield Road, Darlington, DL1 4DD
Offers In The Region Of £129,950



5 Smithfield Road, Darlington, DL1 4DD

A mature TWO BEDROOMED semi-detached residence which has been extended to the rear with a double extension to allow for a a kitchen and dressing room. The property has been well maintained and has been re-roofed in 2019. Warmed by gas central heating and fully double glazed. Boasting two reception rooms and a conservatory and having two double bedrooms to the first floor and a refitted shower room/wc.

The property would require some updating and redecorating but is in good order, clean and tidy and in ready to move into order. Situated in a popular area with walking distance to the train station, the beautiful and historic South Park and having local shops and supermarket chains. Local schooling is on hand along with regular bus services and excellent transport links to the A66 towards Teesside and the A1M.

The property sits in gardens to the front and rear. The front has been designed for ease of maintenance with a raised brick built garden bed, and also being block paved to allow for off street parking. There is a UPVC door which makes the side access to the rear garden secure. The rear garden is of a good size and attracts a great deal of the summer sunshine, mainly laid to lawn and having lots of areas of interest with established borders full of plants and shrubs. There are two very useful storage sheds and an outside water tap.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A UPVC entrance door to the side of the property opens into the hallway which has the staircase to the first floor and leads to the lounge and dining room.

LOUNGE

13'10" x 13'3" (4.22 x 4.04)

The first of two reception rooms being light and bright with a walk in bay window to the front aspect. There are two alcoves to the chimney breast with a inset fire.

DINING ROOM

14'4" x 11'10" (4.39 x 3.63)

A further second reception room, sizeable enough to be able to accommodate a dining table and soft seating. There are sliding doors to the conservatory and a handy under stairs storage cupboard. A marble fire surround with gas fire makes a focal point in the room.

SUN ROOM

9'1" x 6'0" (2.78 x 1.85)

A great addition to the ground floor accommodation with a UPVC frame and tiled floor.

KITCHEN

10'11" x 6'3" (3.35 x 1.93)

fitted with a range of Beech cabinets, matching work surfaces and textured sink. The integrated appliances with electric oven and five ring gas hob, dishwasher and fridge freezer. The room has a window to the side and a door leading out to the side.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the shower room wc and has access to the attic area.



BEDROOM ONE

13'6" x 12'0" (4.12 x 3.67)

A generous double bedroom with a walk in bay window to the front aspect and a full wall of wardrobes.

BEDROOM TWO

12'2" x 8'11" (3.71 x 2.74)

A further second bedroom with a window to the rear and also having sliding fitted wardrobes. There is a door through from this bedroom to a dressing room.

DRESSING ROOM

6'7" x 4'11" (2.03 x 1.52)

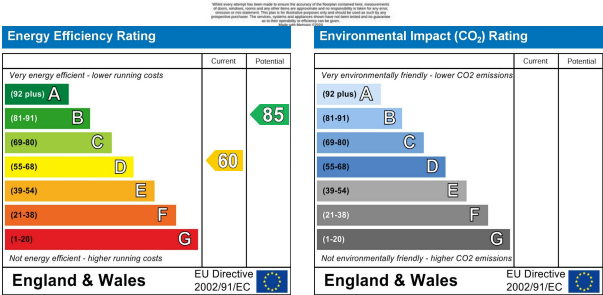
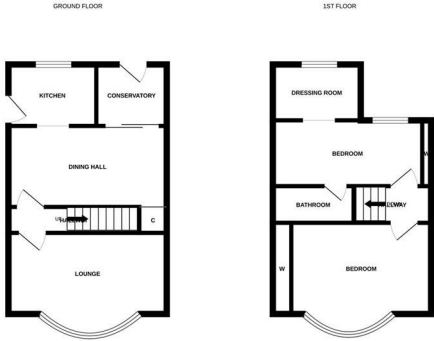
An extended room, versatile space with a window ti the rear.

SHOWER ROOM/WC

With corner shower cubicle with mains fed shower, pedestal hand basin and WC. The rooms has ceramic tiles and has window to the side.

EXTERNALLY

The property sits in gardens to the front and rear. The front has been designed for ease of maintenance with a raised brick built garden bed, and also being block paved to allow for off street parking. There is a UPVC door which makes the side access to the rear garden secure. The rear garden is of a good size and attracts a great deal of the summer sunshine, mainly laid to lawn and having lots of areas of interest with established borders full of plants and shrubs. There are two very useful storage sheds (one measuring 2.10 x 2.21m and 2.90 x 1.93m) and an outside water tap.



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



