



P Resident permit holders only 8 am - 6 pm

Ann Cordey
ESTATE AGENTS

29 Grainger Street, Darlington, DL1 5ES
Offers In The Region Of £95,000



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Available with no onward chain and in ready to move into order we have great pleasure in offering for sale a larger than average TWO BEDROOMED terraced property. Boasting two reception rooms, the lounge having a cosy log burning stove and the separate dining room leads through to the kitchen which is fitted with an ample range of cabinets with white gloss finish and solid wood work surfaces.

The kitchen provides access a single brick utility area which has plumbing for the washing machine and allows for secure storage.

To the first floor there are two double bedrooms, bedroom two having a range of fitted wardrobes and drawers. The bathroom/wc is also to the first floor and has a bath with over head mains fed shower.

Externally the courtyard to the rear is enclosed and has raised borders and single gate to the rear service lane.

The property has been a successful long term let and would be appealing to landlords and also home buyers looking for a property which is in ready to move into order and in a convenient location. Grainger Street is a short walk to Darlington's train station and to the town centre. The DL1 leisure complex is on hand along with the historical South Park. There are regular bus services and excellent transport links towards the A66 (Teesside) and the A1M.

The property is warmed by Gas central heating and is fully double glazed.

TENURE: Freehold

COUNCIL TAX:

RECEPTION HALLWAY

The UPVC door opens into the reception hallway which has an original delphit rack and cornicing. The staircase leads to the first floor and there is access to the dining room.

DINING ROOM

13'5" x 11'8" (4.11 x 3.58)

A large reception room overlooking the rear aspect. There is a feature fireplace with tiled hearth to the chimney breast with a gas living flame fire. The room can easily accommodate a family dining table and leads to the lounge and kitchen.

LOUNGE

12'1" x 11'4" (3.70 x 3.46)

The lounge is also of a good size with deep cornice to the ceiling. The solid wood mantel is an attractive focal point and frames the inset to the chimney breast where a log burning stove sits on a stone hearth and casts a cosy glow when needed.

KITCHEN

10'10" x 6'11" (3.31 x 2.12)

The kitchen has been fitted galley style with a range of white gloss wall, floor and drawer cabinets which are complimented by the warm tones of a solid wooden worksurface with undermount sink. The integrated appliances include an electric oven and electric hob. The room has a window to the side and a door leading into a useful utility area which is a single brick extension.

UTILITY

11'1" x 7'0" (3.38 x 2.15)

With a door leading out to the rear yard. The utility area has plumbing for an automatic washing machine and offers handy storage space.



FIRST FLOOR

LANDING

The return staircase has the original balustrade and the landing leads to both double bedrooms and to the bathroom/wc. There is a built in storage cupboard and access to the attic area which is boarded and has a light. Space to stand up head height and with necessary and relevant planning permission obtained could be converted to additional accommodation.

BEDROOM ONE

15'7" x 11'10" (4.76 x 3.62)

A very generous master bedroom with a window to the front aspect.

BEDROOM TWO

12'11" x 9'4" (3.94 x 2.86)

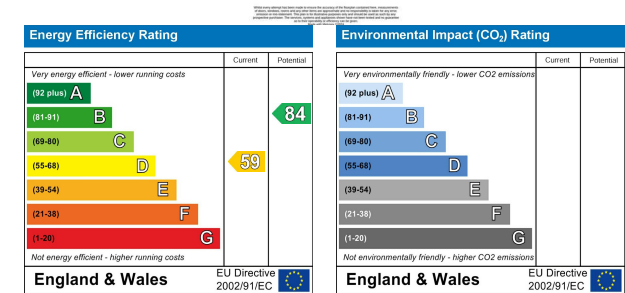
Bedroom two is also a good sized double bedroom having an ample range of fitted wardrobes and storage drawers, this time the room over looks the rear aspect.

BATHROOM/WC

There is a cast bath with overhead mains fed shower, pedestal hand basin and WC. The room has been finished with ceramic tiling and wall mirror and there is a window to the side.

EXTERNALLY

The courtyard is enclosed and paved and has raised borders. A single gate allows access to the rear service lane.



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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