



Ann Cordey
ESTATE AGENTS

49 Staindrop Crescent, Darlington, DL3 9AQ
Offers In Excess Of £200,000



49 Staindrop Crescent, Darlington, DL3 9AQ

Situated in Darlington's West End and available with no onward chain we offer for sale a THREE BEDROOMED semi-detached bungalow which requires cosmetic updating and is available with no onward chain and offers possible development opportunity (if relevant planning is permitted) as it has a very large attic space.

The property has well proportioned rooms, with a large lounge, sizeable kitchen and dining area. There are two double bedrooms and a smaller single room which has French doors opening onto the rear garden. The adapted wet room has an electric shower, pedestal handbasin and WC.

Externally the property occupies an elevated position in a private position. The front garden is enclosed by a brick built wall. The concrete driveway is shared and leads up to a single GARAGE. There is access to the rear garden which is designed for ease of maintenance and is quite a suntrap.

Staindrop Crescent is a short walk to the regular bus services along Staindrop Road, and the road links to the town, Cockerton Village and towards the A68, A66 and the A1M out towards Faverdale and the West Park development with the Aldi Supermarket and M&S food hall.

The property has been a much loved home and no requires a new owner to breathe fresh life into the home. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold

COUNCIL TAX: C

ENTRANCE PORCH

The entrance door opens into a handy porch which has door through to the lounge.

LOUNGE

15'8" x 15'0" (4.79 x 4.59)

A sizeable reception room with a window to the front aspect and a feature fireplace with gas fire as the focal point of the room.

KITCHEN

15'0" x 14'2" (4.58 x 4.34)

The kitchen is fitted with a range of cabinets and fitted worksurfaces with breakfast bar and stainless steel sink unit. There is an integrated electric oven and gas hob and plumbing for an automatic washing machine. The room is light and bright with windows to the front and side. The original pantry offers useful storage. A door from the kitchen leads to the rear hallway.

REAR HALLWAY

Leading to the three bedrooms and to the wetroom/WC. There is access to the attic via a pull down ladder. The attic area is of a very good size and the potential is on offer, subject to all planning and building control regulations being met to develop this area further.

BEDROOM ONE

15'1" x 14'9" (4.61 x 4.51)

The principal bedroom is a good sized double bedroom overlooking the rear aspect.

BEDROOM TWO

10'5" x 8'11" (3.20 x 2.74)

A generous double bedroom also overlooking the rear aspect and having a full range of built in wardrobes.



BEDROOM THREE

10'10" x 7'4" (3.31 x 2.24)

A single bedroom with French doors opening onto the rear garden.

WET ROOM/WC

Adapted for ease and convenience of the current vendor. There is a electric shower, pedestal handbasin and WC. The room is tiled and has window to the side aspect.

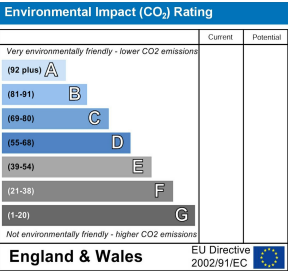
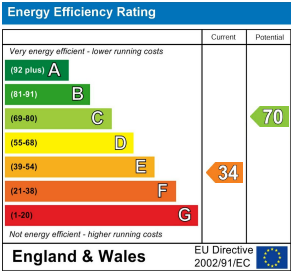
EXTERNALLY

The front garden is enclosed by a brick built wall and is tiered and designed for ease of maintenance. The paved driveway leads up to a single GARAGE which has up and over door light and power. There is personnel door from the garage to the rear garden. The rear garden has been designed for ease of maintenance being paved with borders and a greenhouse. It is quite private and catches a great deal of the sunshine.



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



