



## **19 LOUISA STREET, DARLINGTON, CO DURHAM, DL1 4ED**

### **Offers In The Region Of £89,500**

Situated in the Eastbourne area of Darlington we are pleased to offer for sale this deceptively spacious Three Bedroomed End Terraced Residence which is available with immediate vacant possession.

Warmed by Gas Central Heating and with the benefit of Double Glazing the well planned accommodation briefly comprises: Reception Hallway with staircase leading to the first floor, Lounge/Diner with double glazed bay window to the front and rear aspect, and good sized Kitchen, which is fitted with a range of units.

To the first floor there is a good sized Landing area, Three Bedrooms and a Bathroom/wc which is fitted with a white suite.

Externally there is a forecourt and a yard to the rear.





RECEPTION HALLWAY

Staircase leading to the first floor.

LOUNGE/DINER

91'10"ft0'0" in x 36'1"ft26'3" in (28ft0in x 11ft8in)

Double glazed bay window to the front and rear aspect and featuring a Louis style fire surround, coving to the ceiling and dado rail.

KITCHEN

72'2"ft23'0" in x 16'5"ft29'6" in (22ft7in x 5ft9in)

Fitted with a range of wall, floor and drawer units, work preparation surfaces, breakfast bar, single drainer sink unit, electric cooker point, plumbing for an automatic washing machine, tiled surrounds, understairs cupboard, wall mounted gas central heating boiler and double glazed window to the rear aspect.

LANDING

Good sized area with double glazed window to the rear aspect.

BEDROOM 1

39'4"ft19'8" in x 29'6"ft0'0" in (12ft6in x 9ft0in)

Double glazed window to the front aspect and coving to the ceiling.

BEDROOM 2

29'6"ft6'7" in x 19'8"ft0'0" in (9ft2in x 6ft0in)

Double glazed window to the front aspect.

BEDROOM 3

26'3"ft36'1" in x 19'8"ft23'0" in (8ft11in x 6ft7in)

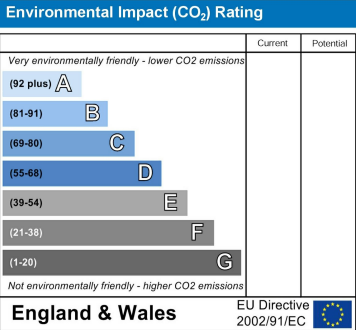
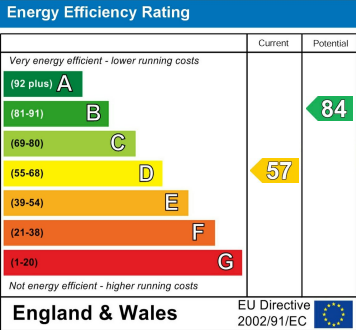
A versatile space having a UPVC window to the front aspect.

BATHROOM/WC

Fitted with a white suite comprising safety panel bath, w/c, handbasin, tiled surrounds.

EXTERNALLY

There is a forecourt enclosed by a wall and a yard to the rear.



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.

