



Ann Cordey
ESTATE AGENTS

7 Lakeside, Darlington, County Durham, DL1 5TH
Offers In The Region Of £275,000



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Enjoying open views to the front and ideally situated for excellent transport links towards the town centre, A66 and A1M, this FOUR BEDROOMED semi-detached residence is sure to have great appeal with those looking for a property that is ready to move into and offers generous accommodation throughout.

Boasting two large reception rooms, an upgraded kitchen with utility area and a handy ground floor cloaks/WC. To the first floor there are three double bedrooms and a sizeable single room all serviced by a modern bathroom/WC with separate shower cubicle.

The property sits in generous gardens, the front being open plan with paved driveway and artificial grass ensuring the kerb appeal is always immaculate. The driveway allows for off street parking for one vehicle and sits just in front of a single GARAGE (which measures 4.72 x 2.76m).

The rear garden is of a good size and feels quite private. Mainly laid to lawn with a paved patio seating area close to the property and a further decked patio seating area towards to the rear of the garden. There is a timber shed and outside electrics and water.

The property is warmed by gas central heating and is fully double glazed and enjoy ease of access to the local shops and schools of the area. There are regular bus services and excellent road links and it is on the door step of Darlington's historical South Park whilst also enjoying views across green belt to the front.

TENURE: FREEHOLD
COUNCIL TAX:

RECEPTION HALLWAY

The front entrance door opens into a small vestibule ideal for coats and shoes. The original stained glass door then opens into the reception hallway which has a practical laminate floor, understairs storage cupboard and the staircase to the first floor.

LOUNGE

15'2" x 13'7" (4.63 x 4.15)

The first of two reception rooms. The lounge is a tastefully decorated, generous room with a bay window to the front aspect overlooking the open green space and trees. A feature fireplace adds a focal point to the room with the inset gas fire casting a cosy glow when needed.

DINING ROOM

16'7" x 13'5" (5.07 x 4.09)

A formal dining room with ample space for a family dining table and soft seating. The room also has a walk in bay window, this time over looking the rear garden. Again tastefully decorated and also having an attractive fireplace to the chimney breast this time with a inset electric fire. The laminate floor from the hallway has been continued through.

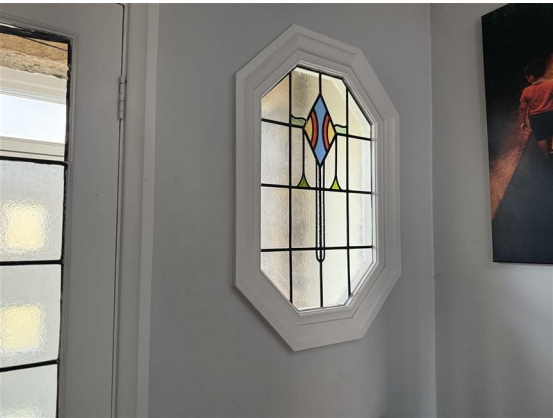
KITCHEN

13'6" x 10'9" (4.14 x 3.29)

Refitted with a modern range of light blue cabinets which are complimented perfectly by the coolness of the white silestone worksurfaces with undermount sink. The integrated appliances include dishwasher, electric oven and gas hob. The room has a window to the rear aspect and access to a small utility area with further storage cabinets and plumbing for an automatic washing machine. There is access from the kitchen to a rear hallway which has a door to a cloaks/WC and access to the garage.

CLOAKS/WC

With a low level WC and hand basin the room is tiled.



FIRST FLOOR

LANDING

Leading to all four bedrooms a to the bathroom/WC. There is also a UPVC door opening onto a terrace area.

BEDROOM ONE

16'0" x 13'7" (4.88 x 4.15)

A generous master bedroom easily accommodating a super king bed. There is a full wall of fitted wardrobes and a lovely feature of a walk in bay window to the rear aspect.

BEDROOM TWO

15'10" x 12'0" (4.85 x 3.67)

A further double bedroom this time over looking the front aspect. There is built in storage doubling as a window seat which is a pleasant place to sit and enjoy views to the green belt at the front. There is access from this bedroom to the attic area which is boarded.

BEDROOM THREE

11'2" x 6'2" (3.42 x 1.88)

A double room with a window to the rear and velux window to the side.

BEDROOM FOUR

11'5" x 7'2" (3.48 x 2.20)

A generous single room with a window to the front aspect.

BATHROOM/WC

A spacious room with panelled bath. There is a separate shower cubicle with mains fed shower. The hand basin is positioned with a vanity unit and there is a low level WC. The room has two windows to the rear aspect and is finished with tiled ceramics

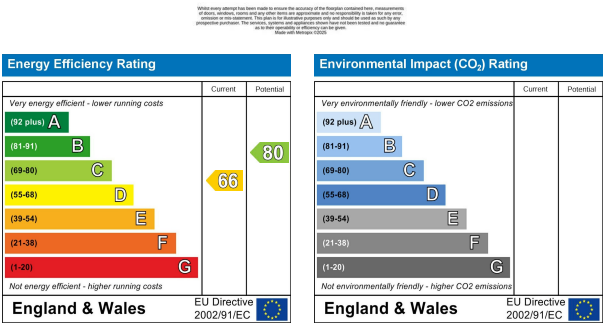
EXTERNALLY

The property enjoys open aspect to the front with views of a green belt and mature trees. The front garden is open plan with paved driveway and an artificial lawn for ease of maintenance. The driveway allows for off street parking for one vehicle which sits in front of a single garage which measures 4.72m x 2.76m and has light , power and water and houses the central heating boiler. A personnel door from the garage opens into the rear hallway for convenient access to the home.

A single gate to the side allows access to the rear garden which is of a good size and mainly laid to lawn with a paved patio close to the house and further decked patio seating area is to the rear of the garden. There is a useful storage shed out side electrics and water tap.

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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