



Ann Cordey
ESTATE AGENTS

5 Eden Crest, Gainford, Darlington, DL2 3DD
Offers In The Region Of £165,000



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Occupying a pleasant spot overlooking a pedestrian green to the front this THREE BEDROOMED semi-detached residence is sure to have great appeal for a number of buyers, from those looking for their first home or those downsizing and still wanting to remain in a village.

The accommodation is well proportioned throughout with a welcoming hallway, convenient ground floor cloaks/WC. The lounge/diner is of a good sized and dual aspect with windows overlooking the front and rear gardens and with a cosy log burning stove at it's heart. The kitchen is fitted with an ample range of cabinets which are painted a modern blue tone and which is complemented by the solid wooden worksurfaces and textured sink. To the first floor there are three bedrooms, two sizeable double bedrooms and a well proportioned single room and the family bathroom/WC which has a mainsfed over the bath shower.

Externally the property has pedestrian access to the front with open green space and footpath leading to the property. The front garden is enclosed by a stone built wall and is also laid to lawn. A single gate to the side provides access to the rear garden. The rear garden is enclosed by fencing and again laid to lawn edged with borders. There are two useful brick outhouses, the larger of the two measuring 2.19m x 1.96m and having light and power and used as a workshop, the smaller outhouse is used as a log store in addition there is a greenhouse in the garden and a water tap.

The location within the village of Gainford is ideal for the local shops and pub/restaurant. There are regular bus services and excellent road links to Darlington and Barnard Castle and the village has access to the well regarded schools of the area.

The property is warmed by gas central heating and is double glazed and benefits from being re-roofed in 2022.

TENURE: Freehold

COUNCIL TAX: A

RECEPTION HALLWAY

A upvc door opens into the reception hallway which is a great space with a window making it light and bright. The hallway leads to the lounge, kitchen and cloaks/WC and has the staircase to the first floor.

CLOAKS/WC

A handy addition to any home with low level WC and handbasin.

LOUNGE/DINER

18'10" x 13'4" (5.75 x 4.08)

A very spacious reception room easily accommodating a family dining table and soft seating. The room is dual aspect overlooking the front and rear garden and being light and bright. An inset to the chimney breast with a wooden mantel and tiled hearth makes a lovely feature and houses a log burning stove which casts a cosy glow when needed, there is also a practical laminate floor.

KITCHEN

11'6" x 10'8" (3.53 x 3.26)

The kitchen is fitted with a range of blue painted cabinets which are complemented by the warm tones of the solid wooden worksurfaces and textured sink. The integrated appliances include an electric oven and gas hob with extractor hood and there is also plumbing for an automatic washing machine. The room has a window to the side and rear and a door out to the side and into the rear garden also.

FIRST FLOOR



LANDING

The landing leads to all three bedrooms and to the bathroom/WC and has a built in linen cupboard. There is also access to the attic area which has a pull down ladder and is boarded,

BEDROOM ONE

11'10" x 10'11" (3.62 x 3.34)

A generous master bedroom overlooking the rear garden and benefitting from an ample range of built in wardrobes.

BEDROOM TWO

11'8" x 10'9" (3.56 x 3.28)

Bedroom two is a second large double bedroom also overlooking the rear garden.

BEDROOM THREE

10'4" x 7'2" (3.16 x 2.20)

Currently used as a home office bedroom three is a well proportioned single bedroom and overlooks the front aspect.

BATHROOM/WC

Comprising of a white suite with panelled bath and over the bath mains fed shower. There is a pedestal handbasin and WC and the room has been finished with ceramics and has window to the side.

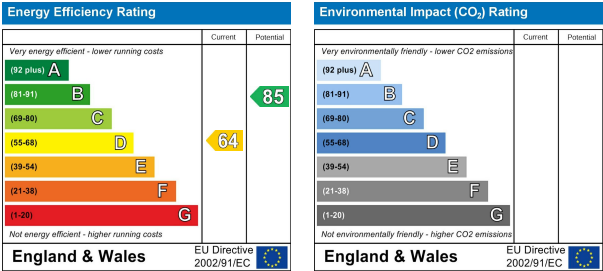
EXTERNALLY

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Parking is away from the property within a designated parking area which provides ample parking for the properties in the street



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