



Ann Cordey
ESTATE AGENTS

6 Ash Tree Close, Darlington, County Durham, DL3 8SN
Offers In The Region Of £265,000



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Occupying a pleasant spot within a cul-de-sac location in Darlington's West End. This TWO BEDROOMED bungalow is in ready to move into order and available with no onward chain. The accommodation is light and bright with lots of space on offer.

The current vendor has improved the accommodation upgrading the shower room and replacing the boiler in 2023 and serviced in 2024.

Ash Tree Close, sits just off Clare Avenue, Nunnery Lane area and has regular bus services on hand as well as access to Darlington's town centre, Cockerton and the parade of shops at Mowden.

A brief summary of the accommodation is as follows:- Entrance vestibule which opens into the hallway, a pleasant lounge over looks the front aspect, the kitchen is to the rear of the property and has space for a breakfasting table and leads into a generous conservatory which enjoys views of the gardens. Both bedrooms are of a good size and have fitted wardrobes. There is an upgraded shower room/WC with mains fed shower and easy to maintain wall panelling.

Externally the property sits in established gardens which will provide plenty of colour and interest throughout the seasons. A driveway allows for off street parking for one vehicle, and sits just in front of a single GARAGE (which measures 5.01 x 2.63) and has an electric roller door.

TENURE: FREEHOLD
COUNCIL TAX C

ENTRANCE PORCH

A convenient addition to the home, a practical area for coats and shoes, opening into the reception hallway and having a built in cupboard with electric fuse board.

RECEPTION HALLWAY

With easy maintained laminate flooring and leading to the lounge, kitchen, both bedrooms and shower room/wc.

LOUNGE

16'04 x 10'08 (4.98m x 3.25m)

A pleasant, and spacious reception room. Having UPVC window to the front overlooking the cul-de-sac. A stone feature fireplace adds a focal point with an electric fire adding a cosy glow when needed.

KITCHEN

17'8" 8'7" (5.39 2.64)

A good sized area which allows for an ample range of wall, floor and drawer cabinets, with complimenting work surfaces and textured sink. There is a freestanding gas oven, dishwasher and fridge along with plumbing for an automatic washing machine. The room can easily accommodate a small dining table and overlooks the conservatory and has wooden internal doors leading into the conservatory.

CONSERVATORY

13'10" x 12'6" (4.24 x 3.82)

UPVC framed with tiled floor. The conservatory is very spacious and enhances the ground floor accommodation a pleasant space in which to enjoy the garden whatever the weather.



BEDROOM ONE

10'9" x 10'2" (3.30 x 3.12)

The principle bedroom of the home is a good sized double room and benefits from fitted wardrobes. Having UPVC window to the front.

BEDROOM TWO

11'3" x 9'1" (3.43 x 2.79)

A further good sized bedroom, also having a built in double wardrobe, this bedroom over looks the garden to the rear.

SHOWER ROOM/WC

Upgraded by the current vendor and fitted with a modern suite with built in WC and wall hung vanity cabinet and an illuminated mirrored vanity cabinet providing useful storage. The corner shower cubicle has a mains fed shower and the rooms is finished with easy to maintain wall panelling.

EXTERNALLY

The property sits in delightful gardens. Being open plan to the front with established borders offering colourful interest with a range of flowers, plants and shrubs. The paved driveway allows for off street parking and sits just in front of the single GARAGE (which measures 5.09 x 2.63) and has a roller door.

The garden to the rear is also well established, and a pathway meanders through lawn to the several patio and seating areas in which to enjoy the space. Being quite private, and bursting with an array of shrubs, plants and flowers. A gate to the side leads out to the front of the property.



Where energy ratings have been made to ensure the accuracy of the figures concerned here, measurements of heat output, heat loss and air flow rates are required and the measurements taken on the day when the meter is in use. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The energy ratings and figures shown here are not intended to be a guarantee. Made with Meterpro (2022)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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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