

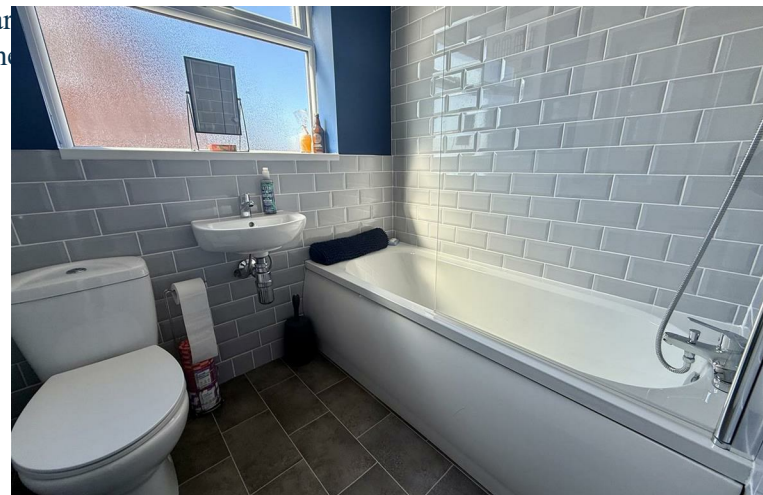
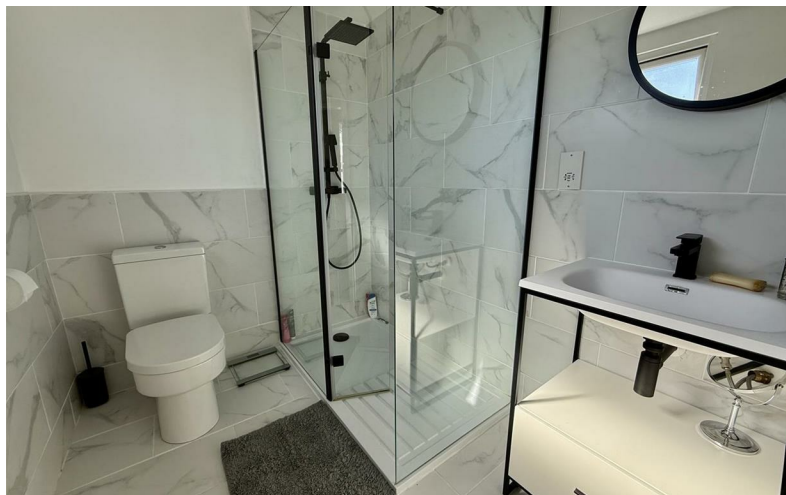


69 BARNES ROAD, DARLINGTON, DL3 9DA

Offers In The Region Of £249,950

Extended, reconfigured and brought up to date perfectly to accommodate modern living this THREE BEDROOMED semi-detached home needs to be viewed to be fully appreciated. Careful consideration has been made to the layout of the home which allows for a sizeable dual aspect lounge, a large kitchen and dining room with quality cabinets and integrated appliances. The original garage has been accessed from the dining area and converted to enhance the ground floor accommodation further with bi-fold doors accessing the garden.

There is a ground floor bathroom/wc whilst to the first floor there are three bedrooms and a shower room/wc. Externally the



The elevated position on Barnes Road allows for breathtaking views from the bedrooms right across to the dales which is a real bonus. The location is well placed for te well regarded schools of the area, there is a local parade of shops, regular bus services and excellent transport links towards to town centre, A66, A1M and A68.

The property has been much improved by the current vendors and is in ready to move into order with no onward chain. Immaculately presented with stylish decor and quality finish throughout.

Warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

With a composite door opening into the reception hallway which has the staircase to the first floor and leads to the lounge, kitchen/diner and bathroom/WC.

LOUNGE

20'9" x 11'1" (6.34 x 3.39)

A sizeable reception room stylishly decorated and being light and bright with french doors to the rear aspect and a bay window to the front aspect.

KITCHEN/DINER

24'10" x 11'8" (7.58 x 3.56)

The kitchen and dining area has been extended and has French doors and a velux window to the rear to through light around the dining area to the rear which has built in bench seating to the space. The kitchen area has been fitted with an ample range of modern cabinets in a blue tone with complimenting worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and induction hob, fridge/freezer and washing machine. The room has a window to the front aspect and a practical laminate floor.

RECEPTION ROOM

16'4" x 8'3" (4.99 x 2.54)

Converted from the original garage and offering additional versatile ground floor accommodation. The room is currently used as a home bar and is a great social space leading from the kitchen and diner area and having bi-fold doors opening onto the patio and garden area.

BATHROOM/WC

Upgraded and comprising of a white suite with panelled bath with chrome hand held shower mixer, pedestal handbasin and WC.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the shower room/WC. There is also access to the attic space.

BEDROOM ONE

12'7" x 11'2" (3.85 x 3.42)

A generous master bedroom, tastefully decorated and benefiting from fitted wardrobes. The room enjoys wonderful views to the front across the roof tops towards The Dales.

BEDROOM TWO

9'4" x 8'5" (2.86 x 2.58)

A second double bedroom with a window to the side aspect.

BEDROOM THREE

10'8" x 5'10" (3.27 x 1.80)

Currently used as a home office, bedroom three is a single room with a window to the rear aspect which also enjoy views across to open countryside.

SHOWER ROOM/WC

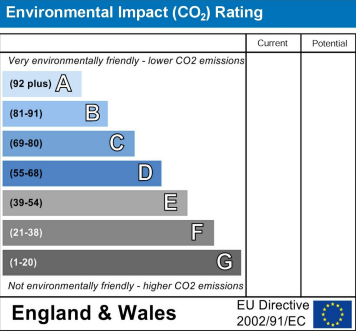
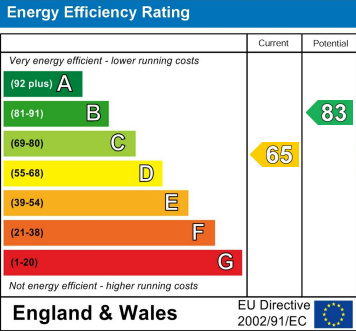
Fitted with a modern suite to include shower cubicle with mains fed monochrome shower, pedestal handbasin and WC.

EXTERNALLY

The front garden is open plan and laid to lawn with a two car driveway for off street parking. The rear garden has been landscaped and has a quality Indian sandstone patio edging the lawn. The garden is quite private and catches a great deal of the sunshine. There is also a useful timber storage shed which has electric supply.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to efficiency or the plan.



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