



Ann Cordey
ESTATE AGENTS

55 Crosby Street, Darlington, County Durham, DL3 0HD
Offers In The Region Of £250,000



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Sylvadale is a commanding THREE doubled bedroomed detached period property. Dating back to 1896 the home is characterful whilst also enjoying the compliments of modern day styling. All of the accommodation is well proportioned and the space is evident throughout once you step over the doorstep.

The location within the Harrowgate Hill area of Darlington is very convenient and within walking distance to several local primary schools and to Longfield secondary school which is rated as ‘good’ by ofsted. There are ample shops and several chain store supermarkets close by, a local park and excellent transport links towards the town centre and out towards the A1M both north and south.

The property is a large family home with a cosy feel, light and bright with the sun streaming through the double aspect ground floor rooms. The kitchen and diner area has been upgraded to provide a superb open plan room with a handy utility area to the rear. The lounge is very spacious with a beautiful ornate fireplace at the heart of the room with a log burning stove to cast a cosy glow.

The staircase with its original balustrade and stunning stained glass window is a feature within itself and leads to the first floor and the three double bedrooms and family bathroom/WC. Externally the front of the property is block paved to allow for ample off street parking. To the rear there is a lawned garden which edges a paved patio terrace and has mature plants and trees to the borders. The south facing garden is flooded with sunshine and the abundance of flowering plants, with shrubs and fruit trees adding colour and interest throughout the seasons. A large garage which measures (19'04 x 14'05) has light and power and a large driveway allows for further secure off street parking to the rear of the property.

Warmed by gas central heating and being fully double glazed viewing is highly encouraged to appreciate the character, size and space of the home.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY

The kerb appeal of the property provides a welcoming impression with a smart composite door opening into the reception hallway. Once inside the feeling of space and character is immediate with the original balustrade staircase sweeping to the first floor and a beautiful stained glass window catching the light. The hallway is large and has a useful storage cupboard and a recess which is a handy spot for a desk.

LOUNGE

18'3 x 15'4 (5.56m x 4.67m)

A sizeable reception room which is dual aspect having a window to the front aspect and French doors opening onto the terrace at the rear. A beautiful ornate fireplace is to the heart of the room and is an attractive feature with a log burning stove to cast a cosy glow whenever needed. Deep coving and a picture rail complete the room which is decorated in period tones.

KITCHEN/DINER

30'10" x 15'3" (9.42 x 4.66)

Blending character with modern day living the kitchen and dining area has been upgraded to provide a superb open plan room. Again, being dual aspect with a walk in bay window fitted with bifold full height plantation shutters to the front aspect and a further window to the rear and side from the kitchen area. The dining area can easily accommodate a large family table and has a traditional cast iron fireplace to the chimney breast and adds character along with the deep coving to the ceiling. A breakfast bar separates this space from the kitchen area which comprises of an ample range of wall, floor, larder and drawer cabinets which are complemented by striking granite/quartz work surfaces with a porcelain belfast sink and copper mixer tap. There is an integrated wine cooler and plumbing for an automatic dishwasher. The range cooker is also included in the sale. The room is tastefully decorated and has a practical and attractive LVT floor.

UTILITY ROOM

A handy addition to any home the utility room is a great space with fitted worksurfaces, plumbing for white goods and storage cupboards and the central heating boiler is also situated here. There is a wooden sash window to the side and tiled floor. The room accesses the ground floor cloaks/WC and has a door leading out to the rear garden.

CLOAKS/WC

With low level WC and handbasin and wooden sash window to the rear.

FIRST FLOOR



LANDING
 The staircase and landing are features within themselves with the original oak balustrade and return staircase. There is a window to the front aspect and a pretty stained glass window to the rear aspect which catches the sunlight and is such a lovely feature to this area. The landing has a built in linen cupboard and leads to all three bedrooms and to the bathroom/WC.

BEDROOM ONE
15'07 x 12'03 (4.75m x 3.73m)
 The principal bedroom of the home is a generous double room overlooking the front aspect.

BEDROOM TWO
12'01 x 9'04 (3.68m x 2.84m)
 Currently used as a home office and overlooking the front aspect. There are built in and easy to access storage cupboards.

BEDROOM THREE
15'03 x 8'11 (4.65m x 2.72m)
 A third double bedroom this time overlooking the rear garden.

BATHROOM/WC
 A generous sized room comprising a white suite with corner bath with chrome hand held shower mixer. There is a separate corner shower cubicle with mains fed shower, pedestal handbasin and low level WC. The room overlooks the rear aspect and has stripped and painted floorboards.

EXTERNALLY
 The front of the double fronted property has been block paved to allow for off street parking for two vehicles. There is pedestrian access through a side gate to the rear garden.

The rear garden is elevated and enclosed by a brick built wall with lawned area and a large paved patio seating area. The borders are well established with an abundance of mature shrubs and plants, including rhubarb, raspberry, gooseberry and blackcurrant bushes and an apple tree aswell as a variety of herbs. The south facing aspect allows for a great deal of the sunshine and the elevated position overlooks bungalows to the rear. A block paved pathway leads to a detached brick built garage (which measures 19'04 x 14'05ft) and has an up and over door, light and power.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	53	77
England & Wales EU Directive 2002/91/EC		

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Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
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