



## 17 MOORLANDS ROAD, DARLINGTON, COUNTY DURHAM, DL3 9JR

### Offers In The Region Of £165,000

This TWO BEDROOM SEMI DETACHED residence is a fine example of a property of it's type on the market today. MUCH IMPROVED by the current owner with FABULOUS DECOR, a modern refitted kitchen and bathroom, the property boasts a CONSERVATORY and a useful DOWNSTAIRS CLOAKS WC. In addition there are TWO DOUBLE BEDROOMS both with fitted wardrobes and externally the DRIVEWAY offers off street parking with the added benefit of a detached brick built GARAGE. The rear garden is a sun trap and mainly laid to lawn with patio



Warmed by gas central heating and with the benefit of double glazed throughout. A brief summary of the accommodation that is on offer is as follows: The lounge is light and airy with a bay window to the front and a feature fireplace to the chimney breast. The kitchen diner is a generous size has been well planned and is fitted with a modern range of cream gloss cabinets which are complimented by granite effect work surfaces, and easily houses a small dining table and opening into the conservatory which is upvc framed and has a door to the side with tiled flooring. the ground floor cloaks WC comprises of a white suite. To the first floor the landing leads to both bedrooms and the family bathroom WC and the attic which has a pull down ladder and is boarded.

RECEPTION HALLWAY

With composite entrance door opening into the reception hallway and staircase leading to the first floor.

LOUNGE

15'01 x 13'07 (4.60m x 4.14m)

With upvc bay window to the front aspect and coving to the ceiling, there is a feature fire surround with log burning stove to the chimney breast and two alcoves.

KITCHEN DINER

15'05 x 10'06 (4.70m x 3.20m)

A well proportioned space tastefully decorated and upgraded with cream gloss cabinets and granite effect work surfaces. The integrated appliances include an electric oven and gas hob and the room has tasteful tiled splash back surrounds, in addition there is a stainless steel sink unit.

CONSERVATORY

8'05 x 9'03 (2.57m x 2.82m)

Upvc framed with a door leading to the side patio and tiled floor.

CLOAKS WC

Fitted with a white suite to include low level WC and handbasin

FIRST FLOOR

LANDING

Leading to both bedrooms and bathroom WC and accessing the attic area via a pull down ladder, the attic area itself is boarded.

BEDROOM ONE

12'05 x 14'11 (3.78m x 4.55m)

The master bedroom is of a good size and has the advantage of being fitted with an ample range of wardrobes. There is a upvc window to the front aspect.

BEDROOM TWO

11'08 x 8'09 (3.56m x 2.67m)

A further well proportioned room this time overlooking the rear aspect and having the advantage of a fitted built in cupboard housing the RECENTLY FITTED central heating boiler.

BATHROOM WC

Fitted with a modern white suite to include safety panel bath with over the bath

shower and screen, there is a low level WC and pedestal handbasin and the room has been tiled with ceramics with mosaic accent.

EXTERNALLY

The front garden is enclosed by a small brick built wall and there are slate chippings for ease of maintenance. There are established flowers and shrubs to add interest. The driveway is paved and allows for off street parking and sits just in front of the detached brick built garage which has an up and over door light and power. There is access via a single gate that leads to the rear garden which is enclosed by fencing. The rear garden itself is a suntrap and attracts a great deal of sunshine. With a paved patio seating area and a storage shed which has electrics and plumbing for an automatic washing machine.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over time. Made with Blueprints 12/20

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 77                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 51                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         | 72                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         | 44                      |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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