



Ann Cordey
ESTATE AGENTS

9 South Parade, Croft On Tees, Darlington, DL2 2SN
Offers In The Region Of £425,000



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The kerb appeal and the pretty south facing front garden of this period property sets the tone for internal inspection. A substantial FIVE BEDROOMED town house with accommodation across three floors retains many original character features with any modern conveniences and upgrades being in keeping with the feel of the home.

South Parade in Croft-On-Tees is a highly desirable location for a number of buyers. Having lots of countryside walks, a hotel/pub/restaurant on hand and a local school. A famous former pupil of the school the author, Lewis Carroll has put the property on the map.

The property itself is a fine example of a property of it's kind and the current vendors have presented it to a high standard to in keeping and to showcase the period features.

The entrance vestibule with the original wooden doors opens onto an attractive 'Minton' tiled floor and the internal glazed door with beautiful stained glass side panels opens into the reception hallway where the feeling of space within the home is immediately evident. The lounge is a generous reception room with a large bay window overlooking the front garden and has a feature fireplace as a focal point with a gas living flame fire to cast a cosy glow when needed. A simply stunning, bespoke and hand made kitchen has ample space for a dining table and there is also a fireplace in keeping with the character of the property. A handy cloaks/WC is accessed from the hallway as you head down to the original kitchen of the home which is now used as a rather large utility room which has French doors to the rear courtyard and access to a smaller utility/laundry room which has a personnel door through to the garage.

To the first floor there are four bedrooms and the family bathroom/WC which has a stand alone bath and separate shower. There are three double bedrooms and a single room which is currently used as hobby room. There is a built in storage cupboard on the landing and a staircase leading to the second floor and a further double bedroom which boasts en-suite facilities.

Externally the front garden is south facing and has a lawned area with flowering plants and shrubs to the borders and is a pleasant spot to sit and watch the world go by. The property has the advantage not being directly overlooked at the front as it faces onto the school entrance. To the rear there is an enclosed courtyard which is paved with a door leading through to the GARAGE. The garage is larger than average measuring 19ft 4 x 18ft 5 can accommodate two cars and has an electric roller door, water, light and power. Across the access lane from the garage there is a green space which could be used as a garden, the current vendors park one car here.

The property is in a conservation area and has a mixture of wooden single glazed and UPVC framed double glazed windows and is warmed by gas central heating

TENURE: Freehold
COUNCIL TAX:

ENTRANCE VESTIBULE

Door wooden entrance doors open onto an attractive 'Minto' tiled floor and has a wooden glazed door to the reception hallway.

RECEPTION HALLWAY

With an original balustrade staircase to the first floor and leading to the lounge, kitchen, utility room and a handy cloaks/WC.

CLOAKS/WC

Stylishly decorated with low level WC and hand basin.

LOUNGE

18'2" x 13'1" (5.54 x 4.01)

A generous reception room, light and bright with a large bay window overlooking the front aspect. There is an attractive fireplace to the chimney breast with a living flame gas fire to cast a cosy glow.

KITCHEN

19'9" x 9'8" (6.02 x 2.97)

The handmade and bespoke kitchen is a stunning addition to the home and has been well planned with real attention to detail. The solid oak, soft close, painted cabinets are complemented by quality Quartz worksurfaces and undermount copper sink with Quooker tap. There is a built in pantry cupboard and concealed tea cupboard and the integrated appliances include a dishwasher and fridge. The room can also accommodate a large family dining table and a striking fireplace making a feature. The room has a window overlooking the rear courtyard and is tastefully decorated and has a stunning parquet floor.

UTILITY ROOM

15'8" x 11'10" (4.78 x 3.61)

The original kitchen is currently used a larger than average utility room with painted cabinets and granite worksurfaces and integrated dishwasher. The room has a tiled floor and a window to the side and French doors. There is an internal door to a convenient laundry room.

LAUNDRY ROOM

With wooden cabinetry and plumbing for an automatic washing machine. There is a window to the side and a personnel door for access to the garage.

FIRST FLOOR

LANDING

Leading to all four bedrooms and to the family bathroom/WC. There is a built in storage cupboard and a staircase to the first floor.



BEDROOM ONE
15'1" x 13'5" (4.62 x 4.09)

A generous double bedroom overlooking the front aspect and having built in wardrobes and a pretty cast fireplace.

BEDROOM TWO
15'1" x 13'3" (4.60 x 4.06)

A second double bedroom this time overlooking the rear aspect and also having a cast fireplace maintaining the character.

BEDROOM THREE
10'2" x 9'10" (3.12 x 3.00)

A double bedroom again overlooking the rear.

BEDROOM FOUR
10'0" x 6'8" (3.05 x 2.05)

A single bedroom, currently used as a hobby room and overlooking the front aspect.

BATHROOM/WC

The sizeable bathroom comprises of a stand alone bath and large walk-in shower cubicle with mains fed shower. There is a pedestal handbasin and low level WC and the room has been finished in neutral tiling.

SECOND FLOOR

BEDROOM FIVE
20'0" x 12'8" (6.10 x 3.88)

A dual aspect double bedroom with velux windows to the front and rear aspect. Lots of space for storage to eaves and boasting en-suite facilities.

ENSUITE

With wall hung basin, low level basin and single shower cubicle and having a velux window to the rear.

EXTERNALLY

The front garden is enclosed by wrought iron railings with a single gate and has an electric socket. The garden is south facing with a lawned area and established borders. The rear courtyard is also enclosed and has a water tap and electrics and is paved with a personnel door for direct access to the DOUBLE GARAGE (which measures 5.69 x 5.61m) and can accommodate two cars and has an electric roller door, light and power. Across the lane there is a green lawned space which the current vendors park one car on also.



Energy Performance Certificate (EPC) is a document that shows the energy efficiency of a property. It is a legal requirement for all properties that are let or sold in the UK. The EPC is based on a standard assessment of the property's energy efficiency, taking into account factors such as the type of heating system, insulation, and windows. The EPC is graded from A (most efficient) to G (least efficient). The EPC is valid for 10 years.

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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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