



Ann Cordey
ESTATE AGENTS

56 Haydock Drive, Darlington, DL1 2BF
Offers In The Region Of £160,000



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A much improved TWO BEDROOMED semi detached residence situated within a cul-de-sac location within a modern development. Owned from new by the current vendor and boasting a host of upgraded extras from the original specification. The vendor has enhanced the property further and the impression you receive from the immaculate kerb appeal is continued internally also.

The block paved driveway provides off street parking and is edged by wrought iron railings. The accommodation is light and bright and tastefully decorated. There is a large kitchen diner which overlooks the front aspect allowing for the lounge to take in views of the landscaped garden to the rear. There is also a large storage cupboard and a handy cloaks/WC completes the accommodation to this floor. To the first floor there are two double bedrooms and these are serviced by a shower room/WC.

The property benefits from overlooking school playing fields to the rear and the rear garden has been landscaped with Indian sandstone paving and is easy to maintain. The home also benefits from the remainder of the NHBC guarantee and an EPC rating of B. Warmed by gas central heating and double glazed with the plantation shutters also included in the sale.

The location is ideal for access to local schooling, shops and amenities. There are also excellent transport links towards the A1M and A66 and regular bus services.

TENURE: Freehold
COUNCIL TAX:

RECEPTION HALLWAY

A smart composite door opens into reception hallway which has the staircase to the first floor and has access to the kitchen/diner.

KITCHEN & DINER

17'1" x 10'0" (5.21 x 3.06)

The kitchen is of a good size and fitted with an ample range of cabinets finished in a cashmere tone and complemented by dark ash worksurfaces with textured sink. The integrated appliances include an electric oven, electric hob, fridge/freezer and washing machine. The room is finished with tiled surrounds and has a window to the front aspect and there is space for a breakfasting table.

REAR HALLWAY

With built in storage cupboard and access to cloaks/WC

CLOAKS/WC

With modern low level WC and handbasin

LOUNGE

10'10" x 10'3" (3.31 x 3.14)

A large reception room with French doors opening onto and allowing for views of the rear garden.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the shower room/WC



BEDROOM ONE

11'5" x 10'11" (3.48 x 3.34)

A generous double bedroom overlooking the front aspect and having a built in over the stairs storage cupboard.

BEDROOM TWO

9'3" x 8'8" (2.84 x 2.66)

A second double bedroom this time overlooking the rear aspect and views across open playing fields. The room benefits from sliding mirrored wardrobes.

SHOWER ROOM/WC

Refitted by the current vendor and comprising of a large walk in shower cubicle with mains fed shower, pedestal handbasin and WC. The room has been finished with stylish ceramics.

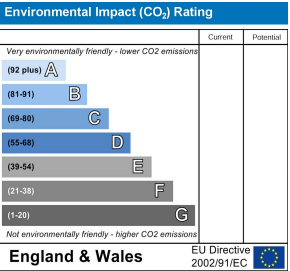
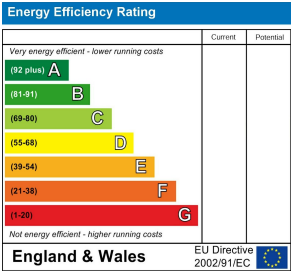
EXTERNALLY

The front of the property is open plan with a block paved driveway for off street parking and wrought iron railings to the boundary at the side. A gate leads into the rear garden which is enclosed by fencing and been designed for ease of maintenance by the current vendor and with the addition of an Indian sandstone paving throughout. There is also a useful timber storage shed.



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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