



*Ann Cordey*  
ESTATE AGENTS

493A North Road, Darlington, County Durham, DL1 3AB  
Offers In The Region Of £285,000





## 493A North Road, Darlington, County Durham, DL1 3AB

Offering generous family accommodation across three floors, this FOUR DOUBLE BEDROOMED semi-detached residence has been well planned and has space to spare. Conveniently situated within the Harrowgate Hill area of Darlington, and is in ready to move into order.

Positioned within a large plot, having a secure and private, enclosed paved garden to the rear, which allows for off street parking for several vehicles and attracts a great deal of the summer sunshine.

Warmed by gas central heating and being fully double glazed, viewing is essential to fully appreciate the generous proportions and quality fittings within.

A large family/dining kitchen is at the heart of the home comprising of quality solid oak units with granite work surfaces. The lounge is of a good size with access to a formal dining area, which in turn leads through to the conservatory. In addition a convenient cloaks/wc and handy utility room complete the accommodation to the ground floor,

To the first floor there are three double bedrooms and the family bathroom/wc. The master bedroom enjoys enjoys facilities. The attic space has been converted to allow for a further, fourth double bedroom which also has an ensuite.

Externally, the front garden is enclosed by a brick wall with imprinted concrete pathways with rockeries either side to add interest and established shrubs and trees to green the property. The rear garden has an extensive block paved area providing hardstanding for secure parking through electric double gates. In addition, there is an Indian sandstone patio seating area and timber shed with electrics.

Harrowgate Hill always proved popular with families, having a number of local schools within walking distance. The property is on a regular bus route and has excellent transport links to the A1M both north & south. There are also a number of local shops and supermarket chains nearby.

### RECEPTION HALLWAY

The UPVC entrance door has been upgraded with a modern grey tone and opens into the entrance hallway, which has a stunning glass balustrade staircase to the first floor. There are spotlights to the ceiling and an understairs cupboard houses the utility meters.

### LOUNGE

11'5" x 16'1" (3.48m x 4.90m)

Double glazed bay window to the front aspect, high quality feature marble fireplace with gas fire, two alcoves, two wall lights, picture rail and coving to the ceiling with ceiling rose.

### DINING ROOM

11'7" x 13'3" (3.53m x 4.04m)

The formal dining area is open plan from the lounge and leads through to the conservatory.

### CONSERVATORY

9'10" x 13'6" (3.00m x 4.11m)

Extractor fan, Karndean flooring and double glazed door to the side aspect with roller shutter.

### KITCHEN & DINING

13'8" x 19'7" (4.17m x 5.97m)

A generous, dual aspect room which is at the heart of the home. Refitted with a range of solid oak wall, floor and drawer cabinets complimented with granite work preparation surfaces, sink unit, spotlights, down lighting, and an illuminated display cabinet. The integrated appliances include a double oven with four ring gas hob, fridge/freezer and dishwasher, marble flooring completes the room, which can easily accommodate a large family dining table.

Being dual aspect with windows to both the front and rear. A UPVC door leads out to the rear.

### UTILITY AREA

Granite work preparation surfaces, plumbing for an automatic washing machine, vent for a tumble dryer, central heating boiler, tiled floor and double glazed window to the side aspect.

### CLOAKS/WC

Fully tiled with fitted w/c, handbasin and double glazed window to the rear aspect.







