



40 Olympic Street, Darlington, DL3 6DL  
£700





### LOUNGE 4.240 into alcove x 4.297 into bay (13'10" into alcove x 14'1" into bay)

UPVC door leading into the lounge. UPVC bay window to front, feature brick fireplace surround with side plinths and marble style insert and hearth, incorporating a coal effect gas fire. TV and telephone points, laminated flooring and central heating radiator. Door to inner lobby.

### INNER LOBBY

Stairs to first floor, laminated flooring and door to dining room.

### DINING ROOM 2.811 x 4.256 (9'2" x 13'11")

UPVC window to rear, central heating radiator, arched recess area with understairs storage cupboard housing the gas meter. Door to kitchen.

### KITCHEN 2.125 x 3.753 (6'11" x 12'3")

One and half sink unit fitted with white high gloss base, drawer and wall units with contrasting black worktop surfaces. Four ring gas hob with below oven and above extractor fan. boarding to splash areas, void area for fridge and void for automatic washer. Central heating radiator, laminated floor and UPVC window to side. Door to rear lobby.

### REAR LOBBY

Useful built in storage cupboard, door to workshop and internal door to downstairs w.c.

### CLOAKS/W.C

Low level w.c with light.

### WORKSHOP 1.902 x 2.503 (6'2" x 8'2")

Range of base and wall units for storage, door to access alley and rear door giving access to the rear courtyard.

### FIRST FLOOR LANDING

Doors to bedrooms and family bathroom/w.c.

### BEDROOM 1 4.225 x 3.687 (13'10" x 12'1")

UPVC window to front, central heating radiator, range of fitted bedroom furniture with wardrobes, above cupboard storage and recess for bed.

### BEDROOM 2 2.506 max x 2.903 (8'2" max x 9'6")

UPVC window to rear, central heating radiator, built in wardrobes with sliding doors and above storage. Wall mounted boiler.

### BATHROOM/W.C

Low level w.c, hand basin with mixer taps, panelled bath with mixer taps and shower attachment, shower boarding and tiling to part walls. Central heating radiator and Lino flooring.

### EXTERNALLY

Forecourt front garden.

To the rear is a small courtyard area ideal for pots and plants.

