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ESTATE AGENTS

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95 STOCKTON ROAD, DARLINGTON, DL1 2RZ

Offers In Excess Of £125,000

An extended THREE bedroomed semi-detached property situated in a convenient location within the Haughton area of Darlington. The property is available with no onward chain and has been partially renovated with a refitted kitchen and fresh decor. The accommodation is spacious with a sizeable lounge, separate dining area which is open plan to the kitchen and there is a useful utility room.

To the first floor there are Three bedrooms which are serviced by a bathroom/WC with a modern

Warmed by gas central heating (with the boiler being installed in 2023) and fully double glazed (with windows being replaced in 2022) The property is in good order. The location is within walking distance to schools and supermarkets and has regular bus service and excellent transport links towards the A1M and A66 towards Teesside. Attractively priced in today's market.

TENURE: Freehold
COUNCIL TAX: B

RECEPTION HALLWAY
Smart composite door opens into the reception hallway with staircase to first floor and access to the lounge and dining room.

LOUNGE
15'0" x 13'7" (4.58 x 4.16)
A welcoming reception room with a bay window to the front aspect and electric fire suite to the chimney breast.

DINING ROOM
15'3" x 9'0" (4.66 x 2.75)
A second reception room which is also a good size with a window to the rear aspect and understairs cupboard offering further storage. The room is open plan to the kitchen.

KITCHEN
8'1" x 7'9" (2.47 x 2.38)
Refitted with an ample range of Oak effect cabinets and complementing worksurfaces and ceramic sink. There is an integrated electric oven and hob and the room has a window over looking the rear garden and is finished with tiled effect wall panelling. A door leads to the utility room.

FIRST FLOOR

LANDING
Leading to all three bedrooms and to the bathroom/WC.

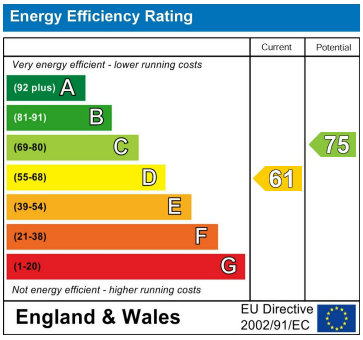
BEDROOM ONE
15'3" x 10'11" (4.65 x 3.35)
A generous master bedroom overlooking the front aspect.

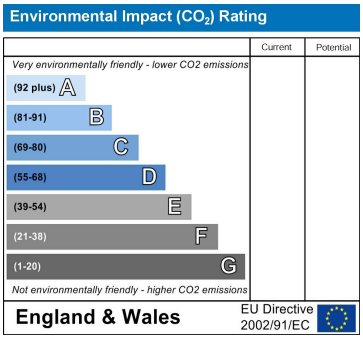
BEDROOM TWO
12'1" x 9'6" (3.70 x 2.90)
Bedroom two is well proportioned and overlooks the rear aspect.

BEDROOM THREE
13'10" x 5'4" (4.23 x 1.65)
Bedroom three also overlooks the rear aspect.

BATHROOM/WC
Comprising a white suite with panelled, hand basin and WC.

EXTERNALLY
Front garden is enclosed with a paved driveway. A single gate to the side leads to the rear garden which is enclosed and laid to lawn with mature plants, shrubs and fruit trees.





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The Property Ombudsman