



24 RYDAL ROAD, DARLINGTON, DL1 4BH

Offers In The Region Of £79,950

Situated in the popular Eastbourne area of Darlington and ideally placed for the local shops, school and parks this two bedroomed terraced property has been a succesful long term let for the current owner and is now available with no onward chain. The location is within walking distance to Darlington's train station and to the town centre and is always sought after by a number of buyers.



The property itself has a spacious lounge with walk in bay window and a good sized kitchen/diner to the rear. The bathroom is to the first floor along with a generous double bedroom and a good sized single room.

To the rear there is an enclosed courtyard.

TENURE: Freehold
COUNCIL TAX:

ENTRANCE

A upvc door opens into the a vestibule area which is open to the lounge.

LOUNGE

14'1" x 12'5" (4.30 x 3.80)

With a walk in bay window to the front aspect and a fireplace with electric fire to the chimney breast. A door leads through to the staircase and to the kitchen/diner.

KITCHEN/DINER

12'9" x 7'10" (3.91 x 2.41)

Fitted with an ample range of cream cabinets and contrasting work surfaces. The integrated appliances include an electric oven and hob. There is a generous understairs recess for further storage and the room has a window to the rear aspect and a door leading to the courtyard. The central heating boiler is also situated here.

FIRST FLOOR

LANDING

Leading to both bedrooms and to the bathroom/WC.

BEDROOM ONE

13'0" x 10'2" (3.97 x 3.11)

A generous double bedroom overlooking the front aspect.

BEDROOM TWO

8'2" x 6'5" (2.51 x 1.96)

A single bedroom with built in storage cupboard and overlooking the rear aspect.

BATHROOM/WC

Comprising a modern white suite with panelled bath and electric over the bath shower. There is also a pedestal handbasin, WC and tiled surrounds. The room has a window to the rear aspect.

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.

EXTERNALLY

The courtyard to the rear is paved and enclosed by a brick built wall with a single gate for access to the service lane.

