Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

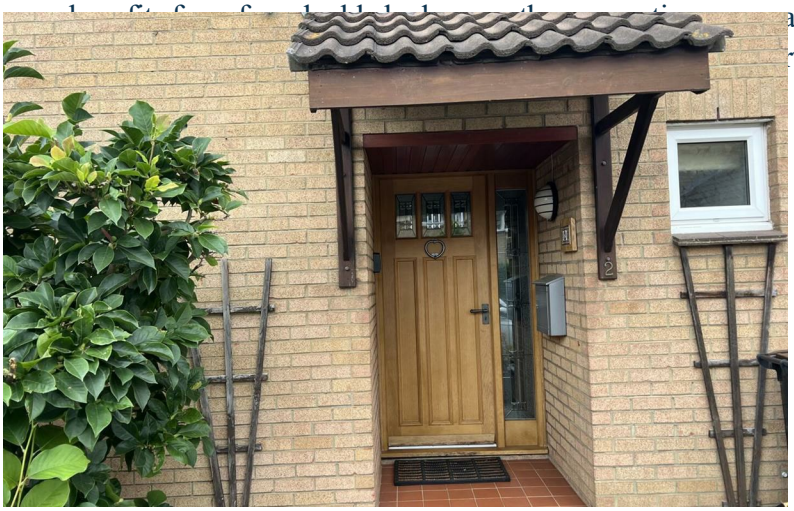


2 PORTSMOUTH PLACE, DARLINGTON, DL1 2XH

Offers In The Region Of £275,000

SPACIOUS FOUR BEDROOM FAMILY HOME | FOUR DOUBLE BEDROOMS | THREE RECEPTION ROOMS | GENEROUS PLOT | QUIET CUL-DE-SAC | GARAGE & OFF STREET PARKING | EN-SUITE MASTER BEDROOM | CONSERVATORY | POPULAR HAUGHTON LOCATION | EXCELLENT A66 TRANSPORT LINKS

We have pleasure in marketing this spacious and much-loved four bedroom family home, ideally positioned within a quiet cul-de-sac in the popular Haughton area of Darlington. Offering exceptionally generous family accommodation, the property





We have pleasure in marketing this exceptionally spacious four bedroom family home, pleasantly positioned within a quiet cul-de-sac in the highly regarded Haughton area of Darlington.

The property offers particularly generous accommodation throughout and, in our opinion, would make an ideal home for a growing family. A notable feature is the provision of four essentially double bedrooms, which is becoming increasingly rare, together with three reception areas including a generous conservatory providing excellent additional living space.

The property is approached via an entrance hallway with useful cloaks/WC. To the front is a well-proportioned lounge featuring two windows, providing a light and welcoming principal reception room. To the rear is the dining room, which flows through into the fitted kitchen.

The kitchen is fitted with a range of high quality units complemented by contrasting work surfaces, providing a practical and attractive family kitchen. The kitchen leads directly into an extremely generous conservatory, offering a versatile additional reception space with views and access towards the rear garden.

To the first floor are four well-proportioned bedrooms, all of which can comfortably accommodate double bedroom furniture. The master bedroom is positioned to the rear and benefits from en-suite facilities. The remaining bedrooms are served by the family bathroom, which is fitted with a bath, WC and handbasin.

Further benefits include solid oak internal doors throughout, adding a quality feel to the property and reflecting the care and attention with which this has been maintained as a much-loved family home.

Externally, the property occupies a generous plot within this quiet cul-de-sac and provides off street parking together with a garage. The surrounding area is popular with families and is well placed for a range of local amenities, schooling and everyday facilities.

For those requiring convenient commuting links, the property is also particularly well positioned for access to the A66, providing excellent connections towards Darlington, Teesside and the wider North East.

Viewing is highly recommended to fully appreciate the generous proportions, versatile accommodation and excellent family credentials this property has to offer.

TENURE: FREEHOLD
COUNCIL TAX BAND: D

KITCHEN
10'03 x 10'08 (3.12m x 3.25m)

DINING ROOM
13'01 x 9'01 (3.99m x 2.77m)

CONSERVATORY
18'02 x 9'08 (5.54m x 2.95m)

LOUNGE
19'5 x 12'03 (5.92m x 3.73m)

W/C
7'2 x 3'7 (2.18m x 1.09m)

BEDROOM ONE
12'03 x 10'05 (3.73m x 3.18m)

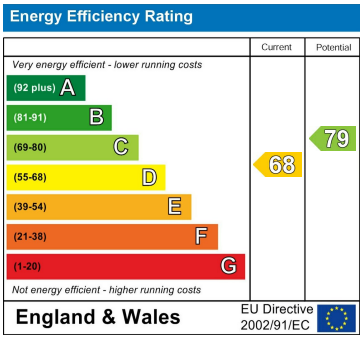
E/S
6'6 x 3'6 (1.98m x 1.07m)

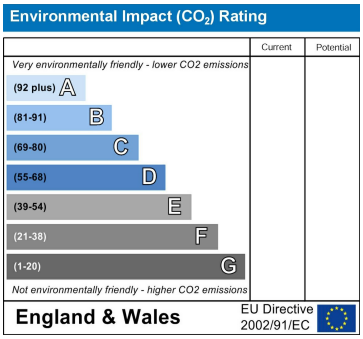
BEDROOM TWO
13'9 x 13'7 (4.19m x 4.14m)

BEDROOM THREE
12'03 x 9'2 (3.73m x 2.79m)

BEDROOM FOUR
11'9 x 9'4 (3.58m x 2.84m)







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.





NAEA National Association of Estate Agents
The Property Ombudsman