



12 NEWFOUNDLAND STREET, DARLINGTON, DL3 6HD

Offers In The Region Of £89,950

Situated in the popular Denes area of Darlington and within a smaller side street we offer for sale a **TWO BEDROOMED** mid terraced property which will have great appeal in today's market. The property is in ready to move into order and has been recently decorated and carpeted with neutral tones and tasteful decor.

The location is ideal for access to the local shops, schools and amenities of the area and the Dene



The property itself has been well maintained and is warmed by gas central heating and fully double glazed. It has been a previous sucessful let for the current vendor and is no offered for sale with no onward chain.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE

A UPVC door opens into the vestibule which in turn opens into the lounge.

LOUNGE
13'6" x 12'3" (4.12m x 3.75m)

A welcoming reception room with a walk in bay window to the front aspect and the original storage cupboard and drawers to the chimney breast. There is a brick feature fireplace with a tiled hearth to add a focal point to the room. A door leads through to the staircase and the kitchen/diner.

KITCHEN
11'7" x 8'11" (3.54 x 2.74)

Fitted with a range of white cabinets with oak effect work surfaces with stainless steel sink unit, there is a free standing gas cooker and plumbing for an automatic washing machine and the understairs recess allows for further storage. aA fixed breakfast bar allows for informal dining and the room has two windows to the rear aspect and a door leading out to the rear courtyard.

FIRST FLOOR

LANDING
Leading to both bedrooms and to the bathroom/WC

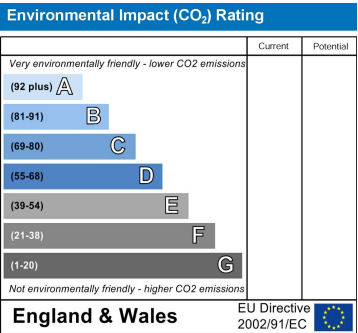
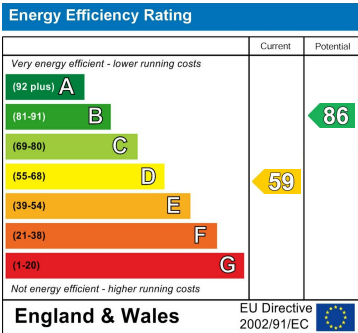
BEDROOM ONE
13'4" x 12'4" (4.07 x 3.77)
A generous double bedroom overlooking the front aspect and having a cast fire surround making a pretty feature.

BEDROOM TWO
11'3" x 10'9" (3.43 x 3.28)
A second good sized bedroom this time overlooking the rear aspect.

BATHROOM/WC
Comprising a white suite with panelled bath with chrome shower

mixer, handbasin and WC. The room is tiled and has window to the rear aspect.

EXTERNALLY
There is a forecourt to the front and an enclosed courtyard to the rear with brick built outhouses for storage. A single gate provides access to the rear service lane.



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.

