Ann Cordey
ESTATE AGENTS

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

45 STAINDROP CRESCENT, DARLINGTON, DL3 9AQ

Offers In The Region Of £200,000

Occupying a prominent position within Staindrop Crescent we offer for sale a mature THREE BEDROOMED semi-detached bungalow. The property boasts well proprtioned rooms and is available with no onward chain. The location is ideally placed within walking distance to Mowden and Cockerton and the parade of shops that are both there. Regular bus services run by the end of road and there are excellent transport links toward the town centre, and the A1M.

The property is warmed by gas central heating and fully double glazed. Situated in Darlington's West End the property would also appeal to a family as it has access to the well regarded schools of the area.

TENURE: Freehold
COUNCIL TAX: C

ENTRANCE PORCH
UPVC entrrance door opens into the porch which is handy for coats and shoes before you enter through to the lounge.

LOUNGE
15'4" x 14'7" (4.69 x 4.46)
A generous reception room overlooking the front aspect.

KITCHEN/DINING
Overlooking the front aspect and with an ample range of wall, floor and drawer cabinets and having a breakfast bar for informal dining. The room has a door directly out to the driveway, a door to the lounge and to the rear hallway.

REAR HALLWAY
The hallway leads to all three bedrooms and to the shower room/WC.

BEDROOM ONE
14'3" x 11'6" (4.35 x 3.52)
A generous double bedroom with a window to the rear aspect.

BEDROOM TWO
10'9" x 10'4" (3.30 x 3.17)
A second good sized bedroom also overlooking the rear.

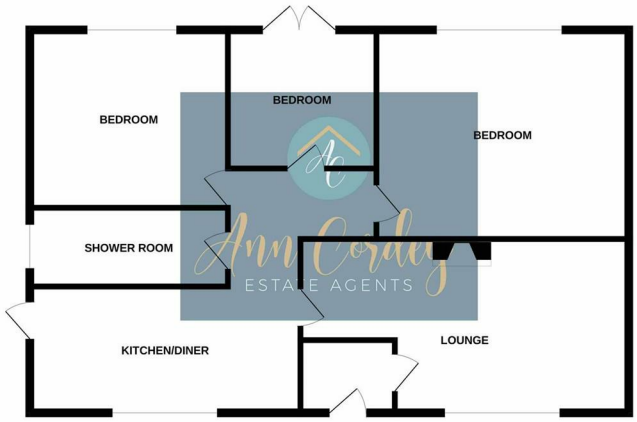
BEDROOM THREE
10'10" x 7'0" (3.31 x 2.15)
Bedroom three has French Doors to the rear aspect.

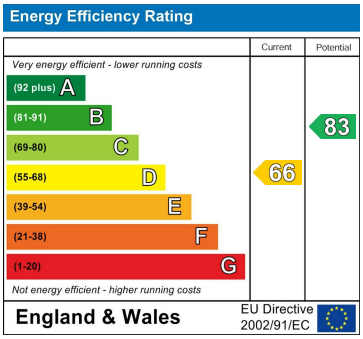
SHOWER ROOM/WC
Comprising walk in shower cubicle with electric shower, pedestal handbasin and WC. The room is fully tiled.

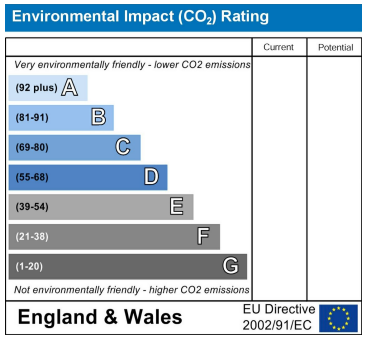
EXTERNALLY
The property occupies an elevated spot, with steps along side a paved driveway. The driveway allows for off street parking for up to three vehicles and leads up to a brick built single garage. There is also an separate single garage at street level which has an up and over door.

The garden to the rear is enclosed and has a patio seating area and a host of mature plants and shrubs.

GROUND FLOOR







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