



Ann Cordey
ESTATE AGENTS

80 Willow Road, Darlington, DL3 9HW
Offers In The Region Of £199,950



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Offering the very best of both worlds this property retains character along side modern finishes. The open plan living space is an ideal space for socialising and family life with a garden room extension enhancing the ground floor accommodation further with a convenient cloaks/WC too.

To the first floor there are three well proportioned bedrooms, two are generous double bedrooms and a third good-sized single room all serviced by a shower room/WC and there is a fixed staircase to the converted attic space which offers easy accessible space.

Externally, there is an enclosed courtyard to the rear which has been paved with painted walls and is a very pleasant space in which to enjoy the best of the weather.

The property has been upgraded by the current vendors and is in ready to move into order. Benefitting from double glazing with plantation shutters fitted to the windows to the front of the property, warmed by gas central heating including two cast radiators. A quality LVT floor runs throughout the ground floor, bespoke cabinetry are an attractive feature in the alcoves of the chimney breast with a log burning stove to the inset to cast a cosy glow. The tasteful decor accentuates the light and bright accommodation which is complimented further by the high ceilings and deep coving.

The location within the Cockerton area of Darlington is ideally placed within walking distance to local shops and schools and to Darlington's town centre and to the parade of shops at Cockerton Village. There are regular bus services and excellent transport links towards the AIM.

TENURE: Freehold

COUNCIL TAX: B

RECEPTION HALLWAY

A smart composite entrance door opens into a welcoming hallway with practical and attractive LVT flooring. A balustrade staircase leads to the first floor and the hallway leads through to the kitchen and diner.

LOUNGE

14'5" x 12'5" (4.39m x 3.78m)

A generous reception area with a large walk in bay window to front aspect with fitted plantation shutters a cast radiator and is open plan to the dining area.

DINING AREA

13' x 12'5" (3.96m x 3.78m)

Easily able to accommodate a large family table and having a log burning stove to the chimney breast with bespoke cabinetry to the alcoves. The room is open plan to the kitchen and garden room.

KITCHEN

13' x 6' (3.96m x 1.83m)

Fitted with an ample range of white gloss cabinets with contrasting black worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob with extractor hood, there is plumbing for an automatic washing machine and dishwasher and the room has a window to the rear.

GARDEN ROOM

With LVT floor and French doors to the rear courtyard and a door leading to the cloaks/WC.



CLOAKS/WC

Comprising of a modern suite with a low level WC and hand basin set within vanity unit. There are tiled surrounds and tiled flooring.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms, the shower room/WC and has a door to a fixed staircase which accesses the attic.

BEDROOM ONE

14'5" x 11'7" (4.39m x 3.53m)

The principal bedroom of the home is a generous double bedroom having a walk in bay window to the front aspect and deep coving to the ceiling.

BEDROOM TWO

12'6" x 9'8" (3.81m x 2.95m)

A second good sized double bedroom with a walk-in wardrobe, this time over looking the rear aspect.

BEDROOM THREE

8'9" x 7' (2.67m x 2.13m)

The third bedroom is a single room overlooking the front aspect.

SHOWER ROOM/WC

With walk in shower cubicle with electric shower, WC and handbasin positioned within a vanity unit. The room has been finished with tiled surrounds and has window to the rear aspect.

ATTIC

17' x 14 (5.18m x 4.27m)

Easy accessible space with storage to the eaves and a velux window to the rear.

EXTERNALLY

There is a forecourt to the front with pebble display and an enclosed courtyard to the rear which is of a good size and catches a great deal of the sunshine. The walls have been painted fresh white and the area is paved for ease of maintenance with slate display. There is a brick built storage shed and convenient water tap and a single gate for access to the rear service lane.



TOTAL FLOOR AREA: 1271 sq.ft. (118.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the Property Condition Report, measurements of areas, volumes, levels, heights, etc. are approximate and are not intended to be used for any legal or financial purposes. The survey, report and any other documents have not been tested and the publisher is not responsible for any errors or omissions.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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