



Ann Cordey
ESTATE AGENTS

10 Chatsworth Terrace, Darlington, DL1 5DH
Offers In The Region Of £145,000



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Situated in a convenient location within walking distance of Darlington's town centre, train station, the DL1 leisure complex and the historic South Park. This three bedroomed semi-detached residence boasts spacious accommodation with the addition of a cellar which is used as a handy utility room. The property has been much improved by the current vendors and is in ready to move into order.

There are two reception rooms and a refitted kitchen and there is a useful rear hallway. To the first floor there are three generous bedrooms and bathroom/WC. Externally the property has gardens to the front, side and rear. The front garden is enclosed by a brick built wall with wrought iron railings and is well established with beautiful roses and flowering plants. There is a single pedestrian access gate. The side garden is tiered with steps down to the rear which and these gardens are mainly are lawned. The property is warmed by gas central heating and is fully double glazed. There is access to a host of local amenities and excellent transport links.

RECEPTION HALLWAY

UPVC entrance door opens into the welcoming reception hallway which has a parquet style floor and leads to the lounge, dining room, kitchen and has the staircase to the first floor.

LOUNGE

14'7" x 14'5" (4.45 x 4.40)

The lounge is well proportioned with a walk in bay window to the front aspect.

DINING ROOM

12'9" x 11'6" (3.90 x 3.53)

A good sized second reception room with a window to the rear aspect and a recess to the chimney breast. A serving hatch connects the room to the kitchen and there is a trap door with fixed staircase for access to the cellar.

KITCHEN

8'3" x 8'2" (2.52 x 2.50)

Refitted with a modern range of white gloss, wall, floor and drawer cabinets with a walnut wood effect worksurface and stainless steel sink unit. The free standing gas cooker is included in the sale and there is a large walk in pantry. The room has a window to the side and a door to the rear porch.

CELLAR

11'8" x 12'5" (3.56 x 3.81)

Accessed internally from the dining room or externally from the garden. The cellar provides useful additional space. Currently used as a utility room with plumbing for an automatic washing machine, there is a sink unit and the central heating boiler is situated here.

REAR PORCH

UPVC windows and a door the front. The rear porch has a tiled floor and is a great place for shoes and coats.

FIRST FLOOR

LANDING

With a circular picture window to the side and access to the attic area which is boarded and has a pull down ladder. The landing leads to all three bedrooms and to the bathroom/WC.



BEDROOM ONE

12'7" x 11'8" (3.85 x 3.56)

A generous double bedroom with fitted robes and a window to the rear aspect.

BEDROOM TWO

11'2" x 10'4" (3.41 x 3.17)

A second double bedroom this time overlooking the front aspect.

BEDROOM THREE

9'3" x 7'3" (2.84 x 2.21)

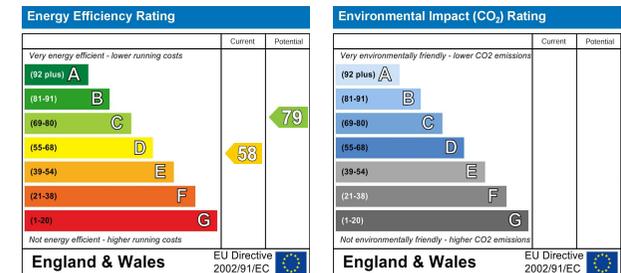
Also overlooking the front aspect and well proportioned.

BATHROOM

With roll top bath, pedestal handbasin and WC, there is a hand held shower mixer tap and a window to the side.

EXTERNALLY

The gardens are to the front, side and rear. The front garden is enclosed by brick built wall with wrought iron railings and gate. There are well established rose bushes and flowers making a pretty display and attractive kerb appeal. The gardens to the side are laid to lawn and have established shrubs. The rear garden is also laid to lawn and is enclosed by brick built wall. There is access to a workshop (which measured (5.60 x 2.48m) which has electric and light. There is also access to the cellar.



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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