



Ann Cordey
ESTATE AGENTS

215 Longfield Road, Darlington, DL3 0HP
Offers In The Region Of £135,000



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Situated in a convenient location within the Harrowgate Hill area of Darlington this THREE BEDROOMED semi-detached property is offered with no onward chain and in ready to move into order with an upgraded kitchen/diner and modern bathroom. The decor is neutral throughout and has been recarpeted.

An ideal position for families with several schools within walking distance. Local shops are on hand along with major supermarkets and a retail shopping park. Regular bus services are on hand and the road links are excellent towards the town centre and the A1M both North 7 South.

Warmed by gas central heating and fully double glazed the accommodation briefly comprises a reception hallway which leads to the lounge and kitchen/diner. There is a handy ground floor cloaks/WC and large storage cupboard. To the first floor there are three bedrooms, one of which has a large storage area with window. The attic area is easily accessible with a pull down ladder and is fully boarded. The bathroom/WC is fitted with a white modern suite.

The front is enclosed by picket fencing and laid to lawn with pedestrian access to the entrance door. The rear is completely paved for ease of maintenance and has a carport with double timber gates for the side aspect for access and off street parking. Having been a succesful long term let for the current vendors there is a current gas safe certificate and electrical check in. The condition and location is sure to have great appeal in today's market and viewing is highly encouraged.

TENURE: Freehold
COUNCIL TAX: A

RECEPTION HALLWAY

A upvc entrance doors opens into the reception hallway which is a real benefit providing useful space for coats and shoes and providing access directly to the kitchen/diner allowing for the lounge to private.

LOUNGE

14'1" x 10'5" (4.30 x 3.20)

A sizeable reception room with a window overlooking the front aspect.

KITCHEN/DINER

14'6" x 8'8" (4.42 x 2.65)

The kitchen has completely refitted with an ample range of cabinets finished in modern grey tones which are complemented by the warm tones of the wood effect worksurface with stainless steel sink unit and contrasting tiled surrounds. There is an integrated electric oven and hob with extractor hood and also plumbing for an automatic washing machine. The room can accommodate a dining table and has window to the rear and there is a step down to the rear hallway.

REAR HALLWAY

With access to the cloaks/WC and a useful walk in, understairs storage cupboard.

CLOAKS/WC

A handy addition to any home, with WC and ceramic handbasin. The central heating boiler is situated here also.

FIRST FLOOR



LANDING

The landing has a window to the side and leads to all three bedrooms and bathroom/WC. There is also access to the boarded out attic area via a pull down ladder.

BEDROOM ONE

11'2" x 9'6" (3.41 x 2.90)

The larger of the three bedrooms has a window to the front aspect and a large walk in storage space, this space has a window to the side aspect and could be used as a small office area.

BEDROOM ONE

15'0" x 6'4" (4.59 x 1.95)

This bedroom also overlooks the front aspect.

BEDROOM THREE

11'2" x 5'7" (3.41 x 1.71)

The third bedroom overlooks the rear aspect.

BATHROOM/WC

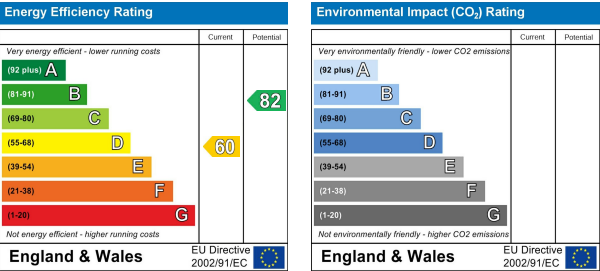
Comprising of a white suite with panelled bath with chrome handheld shower mixer. There is a pedestal handbasin and low level WC. The room is finished with tiled surrounds and vinyl flooring and has window to the side aspect.

EXTERNALLY

The property occupies a generous corner plot and has gardens to the front, rear and side. The front of the property is laid to lawn and enclosed by fencing with a single access gate. To the side there are double timber gates which open and allow for off street parking beneath a covered carport. The remainder of the rear garden is completely paved for ease of maintenance and there is a further single gate for access to the rear service lane.



Where energy ratings have been made to ensure the accuracy of the figures presented here, measurements of heat output, space and air flow rates are approved and the measurements taken by an energy assessor or his representative. This data is for advisory purposes only and should be used as such for any prospective purchaser. The energy ratings and associated costs have been determined using the government approved SAP 10.2 software. Made with Metaplan 10.2.05



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