



## 76 DAVISON ROAD, DARLINGTON, DL1 3DR

**Offers In The Region Of £135,000**

We offer for sale a mature two bedrooomed semi-detached residence situated in a desirable tree lined street in the Harrowgate Hill area of Darlington. The property is ready to move into order with a modern kitchen and bathroom and tastefully decorated.

The lounge is welcoming and of a good size with a walk in bay window and a feature fireplace as a focal point with a gas fire to cast a cosy glow. A door leads through to the kitchen/diner which comprises of a range of white cabinets with complementing black worksurfaces. The integrated appliances include an electric oven and gas hob and there is also plumbing for an automatic washing machine. To the first floor there are two double bedrooms and an upgraded bathroom/WC with hand held shower mixer.



Externally the front of the property paved and allows for off street parking with a single gate leading through to the rear garden. The rear garden has been designed for ease of maintenance and is enclosed by fencing.

The property is warmed by gas central heating and is fully double glazed. Positioned within a popular area with local shops and schools within walking distance. Regular bus services and excellent transport links towards the A1M and to Darlington's town centre.

TENURE: Freehold

COUNCIL TAX:

## RECEPTION HALLWAY

With staircase to the first floor and access to the lounge.

## LOUNGE

**14'8" x 12'7" (4.48 x 3.85)**

With a bay window to the front aspect, feature fireplace with gas fire.

## KITCHEN/DINER

Fitted with a range of white cabinets with black worksurfaces and an integrated electric oven and gas hob. There is plumbing for an automatic washing machine and the room can accommodate a dining table. A door leads out to the rear garden and there are also windows to the side and rear.

## FIRST FLOOR

### LANDING

Leading to both bedrooms and to the bathroom/WC.

### BEDROOM ONE

**12'8" x 11'10" (3.87 x 3.63)**

A generous master bedroom overlooking the front aspect and having built in wardrobes and a built in storage cupboard.

### BEDROOM TWO

**10'0" x 9'3" (3.06 x 2.83)**

a second double bedroom this time overlooking the rear.

### BATHROOM/WC

Upgraded by the current vendor and comprising a white suite with bath, hand held shower mixer, handbasin in vanity storage cabinet and WC. The room has been finished with upvc wall panelling and has window to the rear.

**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.

## EXTERNALLY

The front of the property is paved and allows for off street parking. The rear garden is enclosed by fencing and is designed for ease of maintenance with gravelled areas.

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

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

