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13 DENESIDE ROAD, DARLINGTON, DL3 9HZ

Offers In The Region Of £195,000

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME | FULLY REFURBISHED | BEAUTIFULLY APPOINTED KITCHEN/DINER | GROUND FLOOR W.C. | SOUTH FACING REAR GARDEN | OFF-STREET PARKING | HIGHLY DESIRABLE COCKERTON LOCATION

Ann Cordey Estate Agents are delighted to bring to the market this impressive and substantially improved three bedroom semi-detached family home, situated within the highly regarded and popular Cockerton area of Darlington.

Having undergone an extensive programme of refurbishment and improvement, this attractive home offers a superb combination of contemporary styling, generous living accommodation and practical family space, making it an excellent choice for a wide range of buyers.

The property has been thoughtfully reconfigured to create a particularly appealing open-plan style kitchen/diner, providing an excellent heart to the home and an ideal space for both everyday family life and entertaining. Further improvements include a full electrical re-wire in 2020, re-fitted external windows and doors, re-plastering throughout, replacement central heating system, together with stylish and carefully considered interior finishes.

Despite its attractive semi-detached appearance, the property offers deceptively spacious accommodation, with the layout comprising a welcoming entrance hall, ground floor W.C., excellent lounge, impressive kitchen/diner and useful utility area to the ground floor. To the first floor are three bedrooms and a well-appointed family bathroom.

One of the property's particularly attractive features is the south-facing rear garden, which enjoys a good degree of sunshine and provides an excellent outdoor space for relaxing, entertaining and family use. The property also benefits from a raised decked balcony accessed from the utility area, offering a lovely elevated position overlooking the garden.

The location is another major attraction, with Cockerton village close by offering a range of everyday shops, amenities and services. Darlington town centre is also readily accessible, together with excellent road links providing convenient access towards the A1(M) and surrounding areas.

Early viewing is highly recommended to fully appreciate the quality, space and improvements this impressive home has to offer.

GROUND FLOOR
A welcoming and light entrance hall provides an excellent first impression, with a recently installed composite entrance door and an attractive open staircase leading to the first floor.

A ground floor W.C. has been thoughtfully installed and is fitted with a modern white suite, providing a useful facility for family living and visiting guests.

The lounge is a particularly generous reception room positioned to the front of the property. A lovely bay window floods the room with natural light, creating a bright and comfortable principal living space.

To the rear is the impressive kitchen/diner, which has been designed to provide a superb social and family area. The kitchen is fitted with a quality range of wall, drawer and base units, complemented by integrated appliances including a fridge/freezer, dishwasher and electric range cooker with chrome chimney-style extractor hood.

The generous proportions provide ample room for dining and entertaining, while the configuration creates a pleasant connection through to the adjoining utility area.

The utility provides further storage and working space, plumbing for an automatic washing machine and a uPVC door leading out to the raised decked balcony, which enjoys views over the rear garden and provides an excellent spot to sit and enjoy the outside space.

FIRST FLOOR
The first floor provides a well-proportioned landing with a side window allowing natural light.

There are three well-presented bedrooms, comprising two generous double bedrooms and a further single bedroom, all enjoying neutral presentation and providing versatile accommodation for families, guests or home working.

The family bathroom is beautifully appointed with a white suite comprising panelled bath with overhead shower, wash hand basin and W.C., together with a chrome heated towel radiator and attractive part-tiled walls.

LOUNGE
13'05 x 11'1 (4.09m x 3.38m)

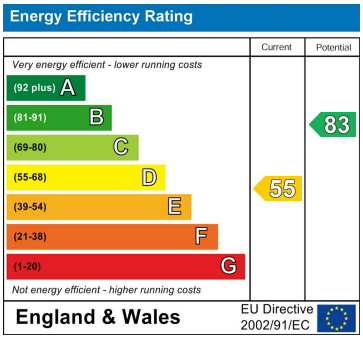
KITCHEN/DINER
19'1 x 11'5 (5.82m x 3.48m)

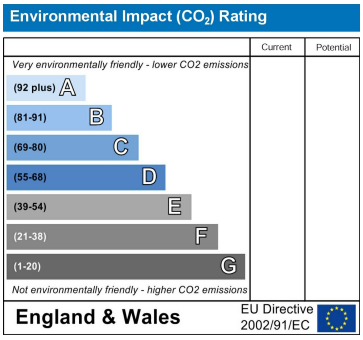
UTILITY
7'7 x 5'5 (2.31m x 1.65m)

BEDROOM ONE
11'06 x 11'05 (3.51m x 3.48m)

BEDROOM TWO
11'05 x 11'01 (3.48m x 3.38m)

BEDROOM THREE
8'1 x 7'8 (2.46m x 2.34m)





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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The Property Ombudsman