

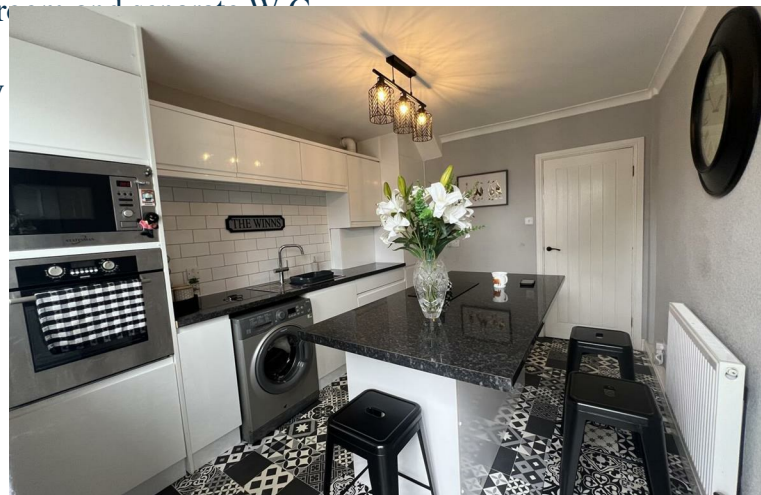


## **32 RIBBLE DRIVE, DARLINGTON, DL1 5TP**

### **Offers In The Region Of £110,000**

**FULLY REFURBISHED TWO BEDROOM SEMI-DETACHED DRIVEWAY & REAR GARDEN SPACIOUS LOUNGE RE-FITTED KITCHEN SEPARATE W.C. POPULAR DARLINGTON LOCATION**

A beautifully refurbished two bedroom semi-detached property situated on Ribble Drive, Darlington. The property offers well-presented accommodation throughout, together with a driveway to the front and enclosed rear garden. Internally comprising entrance hallway, spacious dual-aspect lounge, re-fitted kitchen, and a separate bathroom and W.C.





We are delighted to offer for sale this fully refurbished two bedroom semi-detached property, situated on Ribble Drive within the popular Skerne Park area of Darlington.

The property provides well-proportioned and modernised accommodation throughout and would make an excellent purchase for a first-time buyer, couple or investor alike. Externally, the property benefits from a driveway to the front, providing off-street parking, together with a good-sized rear garden.

Upon entering, the entrance hallway provides access to the main living accommodation and features a staircase rising to the first floor.

The spacious lounge is a particularly impressive room, benefiting from dual-aspect windows which allow plenty of natural light into the accommodation and create a bright and welcoming living space.

The re-fitted kitchen has been finished with modern gloss units complemented by contrasting work surfaces, providing a contemporary and practical space for everyday living.

To the first floor there are two double bedrooms, providing excellent bedroom accommodation and making the property suitable for a range of buyers. The first floor is completed by a bathroom with wash basin and overhead shower, together with the added convenience of a separate W.C.

Externally, the property offers a driveway to the front and a rear garden, providing useful outdoor space for relaxation and entertaining.

Ribble Drive is situated within the Skerne Park area of Darlington, offering a convenient residential setting with a range of amenities close at hand. Local convenience facilities and community amenities are available within the surrounding area, while Skerne Park Academy is located nearby.

For commuters, Darlington railway station is approximately 0.7–0.8 miles away, providing access to the wider rail network, while Darlington town centre and its extensive range of shops, restaurants, leisure facilities and services are also readily accessible. Darlington itself is well served by both bus and rail connections.

The location therefore offers a practical combination of local amenities, schools, transport links and access to the wider facilities of Darlington, making this an appealing location for both owner occupiers and investors.

Overall, this is a well-presented and comprehensively refurbished two bedroom semi-detached home which should be viewed internally to appreciate the accommodation and standard of finish on offer.

**LOUNGE**  
**18'6 x 9'10 (5.64m x 3.00m )**

**KITCHEN**  
**12'2 x 9'7 (3.71m x 2.92m )**

**BEDROOM ONE**  
**14'01 x 9'5 (4.29m x 2.87m )**

**BEDROOM TWO**  
**14'01 x 8'7 (4.29m x 2.62m )**

**BATHROOM**  
**5'7 x 5'2 (1.70m x 1.57m )**

**W/C**  
**4'01 x 3'01 (1.24m x 0.94m )**



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any purpose other than that intended. The vendor, Ann Cordey Estate Agents, does not warrant and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 2020

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