Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
**Tel:** 01325 488433
**Email:** sales@anncordey.com
**www.anncordey.com**

# 46 CORPORATION ROAD, DARLINGTON, DL3 6AJ

## Offers In The Region Of £175,000

An exceptionally spacious and beautifully presented four bedroom townhouse, ideally situated within the popular Denes area of Darlington. The property is offered to the market with NO ONWARD CHAIN and has recently undergone a programme of refurbishment, including a new kitchen and new carpets throughout, making this an excellent opportunity for a family looking for a ready-to-move-into home.

The accommodation briefly comprises; entrance hallway, spacious lounge to the front, separate dining room to the rear and a large recently fitted kitchen providing ample space for a dining table and a good range of fitted units. A useful utility area provides access to the rear door and enclosed rear yard, which benefits from a decked seating area.

To the first floor are four generous bedrooms, two of which are particularly spacious double bedrooms, together with a well-appointed family bathroom fitted with a white suite comprising panelled bath, WC and wash hand basin.

A fantastic family home offering generous proportions throughout, excellent presentation and a convenient location within easy reach of Darlington town centre and local amenities.

TENURE: FREEHOLD
COUNCIL TAX BAND: B

**LOUNGE**
**15'10 x 14'02 (4.83m x 4.32m )**

**DINING ROOM**
**16'00 x 12'03 (4.88m x 3.73m )**

**UTILITY**
**4'02 x 7'01 (1.27m x 2.16m )**

**KITCHEN**
**16'2 x 9'10 (4.93m x 3.00m )**

**FIRST FLOOR**

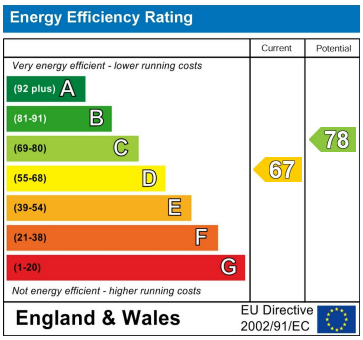
**BEDROOM ONE**
**13'02 x 11'02 (4.01m x 3.40m )**

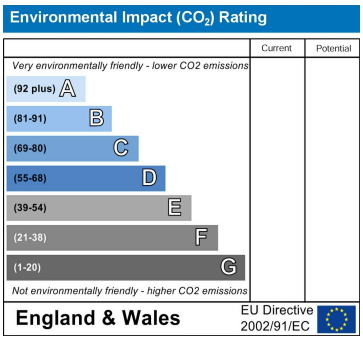
**BEDROOM TWO**
**13'3 x 12'01 (4.04m x 3.68m )**

**BEDROOM THREE**
**10'04 x 6'05 (3.15m x 1.96m )**

**BEDROOM FOUR**
**13'10 x 10'02 (4.22m x 3.10m )**

**BATHROOM**
**8'2 x 7'5 (2.49m x 2.26m )**

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