Ann Cordey
ESTATE AGENTS

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# 26 RIDGEWAY, DARLINGTON, DL3 0SF

## Offers In The Region Of £179,950

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED | HARROWGATE HILL | RE-FITTED KITCHEN & SHOWER ROOM | HOME GYM | GARAGE & DRIVEWAY | CONSERVATORY |

A beautifully presented three bedroom semi-detached property situated within the popular Harrowgate Hill area of Darlington. The property has been thoughtfully improved by the current owners and offers stylish, contemporary accommodation throughout, including a spacious dual-aspect lounge/diner, conservatory, re-fitted kitchen with integrated appliances and a versatile home gym. Externally there is a driveway, garage and attractive rear garden.

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH HOME GYM, GARAGE, DRIVEWAY AND GARDEN

Ann Cordey Estate Agents are delighted to offer for sale this immaculately presented three bedroom semi-detached property, ideally positioned within the popular Harrowgate Hill area of Darlington.

The property has been exceptionally well maintained and thoughtfully updated by the current owners, creating a stylish and comfortable home which is ready to move straight into. Particular attention has been given to the quality of the internal finishes, with high quality flooring fitted throughout and a contemporary presentation that continues from room to room.

One of the property's particularly distinctive features is the double front door entrance, providing an attractive and welcoming approach to the accommodation.

Internally, the property briefly comprises:

Entrance:
Accessed via distinctive double front doors, leading into the main hallway and providing access to the principal reception rooms and first floor.

Lounge/Diner:
A particularly spacious dual-aspect reception room, enjoying plenty of natural light and offering ample space for both comfortable seating and dining. This is an excellent principal living space for everyday family life and entertaining.

Conservatory:
Situated to the rear of the property, the conservatory provides an additional versatile reception space with views and access into the rear garden.

Kitchen:
A beautifully re-fitted kitchen incorporating a range of high quality wall, base and drawer units, complementary work surfaces and integrated appliances. A door leads directly from the kitchen into the converted section of the garage, currently utilised as a home gym.

Home Gym:
A fantastic addition to the property, with approximately three quarters of the original garage having been converted to create a dedicated home gym. The room benefits from French doors opening directly onto the rear garden, making this a versatile space which could potentially be used for a variety of purposes, subject to the purchaser's requirements.

The remaining front section of the garage continues to provide useful storage space.

To the first floor there are three bedrooms and a beautifully re-fitted shower room/WC.

Bedroom One:
A good-sized double bedroom offering comfortable accommodation.

Bedroom Two:
A further well-proportioned double bedroom.

Bedroom Three/Office:
Currently utilised as a home office, this versatile third bedroom would also make an ideal child's bedroom, dressing room or occasional guest bedroom.

Shower Room/WC:
A contemporary re-fitted shower room comprising a double walk-in shower, wash hand basin set within a vanity unit and WC.

Externally, the property benefits from a driveway to the front providing off-street parking and leading to the garage. To the rear is a well-maintained garden, with the French doors from the home gym providing direct access.

Overall, this is a superb opportunity to acquire a stylish and versatile family home which has been significantly enhanced by the current owners and offers a combination of excellent living accommodation, useful additional space and quality modern finishes.

Early viewing is highly recommended to fully appreciate the presentation, layout and versatility this property has to offer.

**THE HARROWGATE HILL AREA**
Harrowgate Hill is an established and popular area to the north of Darlington, offering convenient access to the town centre and a range of local amenities and facilities. The area benefits from established public transport connections, with bus services operating along the A167/North Road corridor towards Darlington town centre and surrounding areas.

For families, Harrowgate Hill Primary School is located within the area and provides nursery and primary education for children aged 3–11. The property's position also provides straightforward access towards the wider road network, including the A167 and connections towards the A1(M), making the location practical for those commuting around Darlington and further afield.

The location combines established residential streets with convenient access to everyday amenities, whilst Darlington town centre, railway station and wider leisure and shopping facilities are within easy reach. Darlington's mainline railway station provides services towards destinations including Newcastle, Durham and Edinburgh, adding further appeal for commuters.

**LOUNGE/DINER**
**26'02 x 12'01 (7.98m x 3.68m )**

**KITCHEN**
**11'03 x 9'02 (3.43m x 2.79m)**

**CONSERVATORY**
**9'8 x 7'6 (2.95m x 2.29m )**

**GYM**
**8'01 x 5'2 (2.46m x 1.57m )**

**BEDROOM ONE**
**12'3 x 12'11 (3.73m x 3.94m)**

**BEDROOM TWO**
**11'07 x 12'02 (3.53m x 3.71m)**

**BEDROOM THREE**
**8'09 x 8'7 (2.67m x 2.62m )**

**BATHROOM**
**9'2 x 5'5 (2.79m x 1.65m )**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**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