



Ann Cordey
ESTATE AGENTS

25 Hamsterley Street, Darlington, DL3 6QE
Offers In The Region Of £135,000



25 Hamsterley Street, Darlington, DL3 6QE

Presented in lovely condition throughout, this attractive home on Hamsterley Street offers stylish and comfortable living, with a neutral colour palette and modern finishes creating a bright and welcoming feel.

The property benefits from a generous lounge, a separate dining room and well-proportioned kitchen extension with utility/WC. To the first floor there are two good sized bedrooms and the bathroom/WC, making it an ideal home for a range of buyers.

Hamsterley Street is situated within the popular Denes area of Darlington, an established residential location which is well placed for enjoying a range of local amenities and everyday conveniences. The area offers a mixture of traditional and modern homes, with nearby shops, schools, parks and local facilities all within easy reach. Darlington town centre is also readily accessible, providing a wider choice of shopping, restaurants, cafés and leisure facilities, while excellent road and rail links make the area a convenient choice for commuters. The Denes is a well-established and sought-after part of Darlington, offering a great balance of residential living and accessibility.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE

Composite entrance door opening into the vestibule with an internal door opening into the lounge.

LOUNGE

15'9" x 14'4" (4.82 x 4.38)

A sizeable reception room with a bay window to the front aspect , feature fireplace with living flame gas fire. The room is tastefully decorated and has wall panelling.

DINING ROOM

13'10" x 8'7" (4.24 x 2.63)

A second reception room and also of a good size. There is a window to the rear, under stairs storage cupboard and open plan to kitchen.

KITCHEN

13'5" x 7'4" (4.09 x 2.24)

Fitted galley style with a range of cream, wall, floor and drawer cabinets with complementary works surfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob and there is also plumbing for an automatic dishwasher.

CLOAKS/WC & UTILITY

A convenient addition to this home with WC, hand basin and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING

The landing leads to both bedrooms and to the bathroom/WC.

BEDROOM

14'0" x 13'5" (4.29 x 4.10)

The principal bedroom is a generous double bedroom with windows to the front aspect.



BEDROOM
12'0" x 8'11" (3.68 x 2.74)

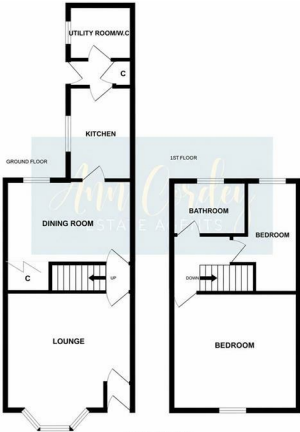
A good sized second bedroom with a window to the rear.

BATHROOM/WC

Comprising a white P shaped bath with mains-fed shower, hand basin and WC.

EXTERNALLY

The forecourt has established conifers and is enclosed by picket fencing. The courtyard to the rear has artificial grass and painted walls there is also a single gate to the rear service lane.



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

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.



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



